

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Special Needs Homeless Programs

REGARDING FUNDING SOURCES: Continuum of Care (CoC), Housing Trust Fund (HTF), Housing Program Fund (HPF), Housing Opportunity for People with AIDS (HOPWA)

INFORMATION BULLETIN No. 01-20

ISSUED: January 3, 2020

RE: New Portal for Arizona Landlord Incentive Program (ALIP) Electronic Submission

The Arizona Department of Housing (ADOH) is adding a portal for the Arizona Landlord Incentive Program (ALIP) effective immediately. All agencies submitting applications for ALIP will now use this portal to upload all documents required for the program.

Information regarding the ALIP can be found at https://housing.az.gov/documents-links/forms/special-needs-forms?tid_2=671

The portal can be found at <https://housing.az.gov/portals/document-upload-portals>

Please contact Karia Lee Basta, karia.basta@azhousing.gov if you have questions. Thank you for your cooperation.

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 02-20

ISSUED: January 3, 2020

RE: LIHTC Documents Posted and 2020 Application Workshop

Recent Documents Posted:

The following documents are now available to be downloaded from the Arizona Department of Housing website:

- Form 3 Application
- Applicant Certification & Indemnification
- Additional Forms (Forms 0 – 23)
- Exhibits (A, B, E, I, J, K, L, L-1, M, M-1)
- Exhibit C - Market Demand Study Guide
- Exhibit D - Mandatory Design Standards
- Exhibit F – Bond Process and Checklist
- Exhibit M-2 – Contractor’s Cost Certification

These documents may be downloaded at the following link:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=125

Mandatory 2020 Application Workshop:

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

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

The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: SPECIAL NEEDS

REGARDING FUNDING SOURCES: HUD Continuum of Care (CoC)

INFORMATION BULLETIN No. 03-20

ISSUED: January 24, 2020

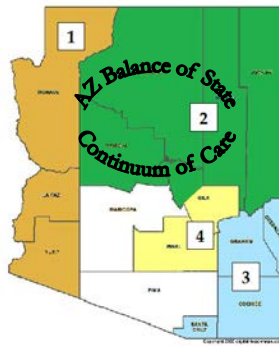
RE: AZ Balance of State Continuum of Care Governance Advisory Board
Interest/Applications

The Governance Advisory Board (GAB) for the AZ Balance of State Continuum of Care (AZBOSCO) is seeking committed and knowledgeable candidates to fill two upcoming vacant positions on the AZBOSCO Governance Advisory Board. The thirteen member, AZBOSCO Governance Advisory Board is the lead governing entity for the AZBOSCO providing leadership, strategic guidance and oversight of the AZBOSCO. The GAB is responsible for HUD HEARTH Act required Continuum of Care duties including setting continuum and project performance standards, evaluation of COC funded projects, establishing service standards, oversight of key systems (ex: Homeless Management Information System and Coordinated Entry), GAB membership, and overseeing the annual submission process of the AZBOSCO request for HUD McKinney-Vento Continuum of Care funding which provides over \$4 million for housing and services throughout the thirteen Balance of State counties. Key GAB member duties include: 1) attendance at quarterly meetings; 2) participation in any special meetings to fulfill duties; 3) participation in GAB committees; 4) participation at two day annual retreat; and 3) participation in annual HUD McKinney-Vento Continuum of Care application process. Please see the attached Board member job description. There is no compensation for GAB participation.

At this time, based on current Board composition and in accordance with the Governance Charter, the GAB is specifically seeking individuals who represent one or more of the following categories: AZBOSCO funded program, law enforcement, business leaders, hospital/health care, housing authorities, institutions of higher learning, and domestic violence to fill the upcoming vacancies. The AZBOSCO and the Arizona Department of Housing comply with all non-discrimination and equal opportunity laws and encourage participation regardless of age, race, ethnicity, national origin, gender, sexual orientation, or disability. If you are interested in being a candidate for the AZBOSCO Board, please complete the attached application form and attach a resume describing your qualifications by **Friday, January 31, 2020 by 5:00 pm**. Please submit documents to:

Mail:
Ryan Vernick
COC Coordinator
AZ Department of Housing
1110 West Washington, Ste. 280
Phoenix, AZ 85007

or E-Mail:
Ryan.Vernick@azhousing.gov



ARIZONA BALANCE OF STATE CONTINUUM OF CARE Governance Advisory Board Job Description

Purpose

Arizona Balance of State Continuum of Care Governance Advisory Board members are responsible for the planning, coordination, and management of an effective and efficient homeless service system for the balance of state of Arizona. Key Board duties include:

- Developing and maintaining a homeless service system that covers and meets the unique needs all balance of state communities.
- Guiding the development of coordinated systems of care including HMIS, coordinated entry, homeless engagement, and adequate housing and services.
- Maintaining and expanding HUD Continuum of Care and other funding to meet the needs of homeless individuals in all balance of state communities.

Qualifications

- Experience and knowledge of the needs of homeless individuals and families in the balance of state communities and strategies to assist them. Commitment to “end homelessness” using evidence based models and housing first approach.
- Willingness to represent your geographic, demographic (i.e. veterans community) or stakeholder.
- Committed to a collaborative and solutions focused approach.
- Advocate for the needs and issues of individuals and families experiencing homelessness and strategies to end homelessness.
- Must have ability to travel to Maricopa County (see below).

Commitment

- Attend at least three (3) of the four (4) quarterly Governance Advisory Board meetings. At least two (2) meetings require in person attendance. Governance Advisory Board meetings do have call-in functionality, as necessary.
- Attend the three (3) day Annual Planning Retreat held in the spring.
- Participate in at least one (1) Continuum of Care committee and participate in local continuum governance meeting.
- There are no financial commitments required of Board members.
- Board members receive no financial re-numeration although reimbursement is available for travel and lodging related to GAB meeting attendance.

**Arizona Balance of State Continuum of Care (BOSCOG)
Application for Membership
BOSCOG Governance Advisory Board**

Thank you for your interest in becoming a member of the BOSCOG Governance Advisory Board: Please complete the following application and email to Ryan Vernick, AZBOSCOG Coordinator at Ryan.Vernick@azhousing.gov If you have any questions, please call Ryan at 602-771-1017.

All applications must be received by January 31, 2020. Announcements will be made by February 28, 2020 if not earlier, so that new members can attend the Governance Advisory Board retreat that takes place in spring. All applications will be reviewed by the Governance Advisory Board current members.

Date:	Agency Represented (If applicable)
Name:	Title:
Address	City, State, Zip Code
Email:	Phone:
1. Please provide a brief summary about why you would like to be a member of the Governance Advisory Board:	
2. Please describe your experience and/or your agency's experience related to persons who have experienced homelessness.	
3. Please describe your understanding of the Balance of State Continuum of Care?	

4. How long have you been in your current position and how does your work relate to the COC?

5. What sector(s) do you represent either as an individual or as a part of your agency? (Check all that apply)

- Local Government Staff
- Local Government Officials
- Law Enforcement
- Local Jail
- Hospitals
- EMT
- Crisis Response Teams
- Mental Health Service Organization
- Substance Abuse Service Organization
- Affordable Housing Developers
- Public Housing Authority
- CoC funded Youth Homeless Organizations

- Other _____
- _____
- _____

- Non CoC Funded Youth Homeless Organizations
- School Administrators
- School Homeless Liaisons
- CoC Funded Victim Service Providers
- Non CoC Funded Victim Service Providers
- Street Outreach Teams
- Youth Advocates
- Agencies that serve survivors of human trafficking
- Other homeless sub population advocates
- Agencies that serve veterans
- Persons who are homeless or were formerly homeless

6. What committee(s) would you be interested in joining? (check all that apply)

- Membership
- Coordinated Entry

- HMIS
- Veterans' Services

Focus Population-Domestic Violence Focus Population Youth

Focus Population--LGBT

Point in Time Unsheltered Count

If chosen, I accept and will fulfill the responsibilities of being a Governance Advisory Board Member. Responsibilities include: participation in quarterly Governance Advisory Board meetings, be knowledgeable about the Balance of State Continuum of Care's Purpose and Operations, and accept other responsibilities defined in the AZ Balance of State Continuum of Care Governance Charter which is found at this link.

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



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Community Development Block Grant
(CDBG)

INFORMATION BULLETIN No. 04-20

ISSUED: January 27, 2020

RE: Revised CDBG Application Handbook

The Arizona Department of Housing has issued a revised CDBG Application Handbook, dated January 2020.

The [CDBG Application Handbook](#) and all [CDBG Application related forms](#) are available in [Documents & Links](#) on the Department's [website](#).

A log of the changes is attached for your convenience.

For questions regarding the CDBG Application Handbook (Revision January 2020), please contact us in writing:

Kathy Blodgett, PCED, Administrator
CD&R Programs
Kathy.Blodgett@azhousing.gov



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

Section	Page	Description Of Change
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 - Role of ADOH	1	Unincorporated Pinal County, Eloy, Florence, Mammoth and Maricopa have been added to the list of exclusions from eligibility for the State CDBG Program
1. The CDBG Partnership - Role of ADOH	3	Evalute and determine funding of Colonia Set-Aside applications has been added to the list of functions performed by ADOH
1. The CDBG Partnership - Role of COGs	3	COGs re-ordered to appear alphabetical.
1. The CDBG Partnership - Eligible Applicants	5	Unincorporated Pinal County, Eloy, Florence, Mammoth and Maricopa have been removed from the list of eligible applicants.
2. Eligible Projects - National Objectives	9	Paragraph regarding expenditure limitations added (i.e. must spend 70% of total annual allocation on LM Income benefit activities)
2. Eligible Projects - Low Mod Income: Housing/ Other	14	Language added. Weatherization energy efficiencies must be incorporated into housing rehabilitation.
2. Eligible Projects - Public Services: Ineligible Items	26	Due to recent guidance received from HUD, purchase of vehicles (other than as Fire Protection Equipment) has been listed as ineligible.
2. Eligible Projects - Low Mod Income: Housing/ Owner Occupied Housing Rehabilitation	28	Bullet point added to Ineligible Items - Rehabilitation not undertaken by licensed contractors, where such is required by state law or local ordinances
2. Eligible Projects - Economic Development	page 32 in old handbook	Due to project complexity and difficulty achieving public benefit, Economic Development has been removed from Eligible Activities.
3. Application Review - Project Readiness: Examples	38	Economic Development removed as an example
3. Application Review - Additional Information Requests	40	Language clarified regarding the amount of time for UGLGs to respond to additional information requests.
3. Application Review - Application Review Timeline	41	Language added. UGLGs with approved applications will not be allowed to change to a different activity. Reserved funds will be returned to SSP.
4. Project Design - Number of Activities and Grant Amounts	46	Language added. UGLG Cities and Towns may submit a waiver request to apply for more than one (1) Regional Account project if the second application is for a public service or planning grant. Language added regarding Colonia Set Aside one (1) application allowed.
4. Project Design - Administration and Planning	50	Requirement for submission of annual audits has changed from every year not matter what to every fiscal year in which UGLGs expend CDBG funds
4. Project Design - "Appropriate" Determinations for New Housing Activities	51	Removed language that pertained to Economic Development.
4. Project Design - State Interim Loan Program	page 57 in old handbook	State Interim Loan Program is no longer available and has been removed. This is largely due to it being most applicable to Economic Development.
5. Public Participation - Application Amendments	55	Language added. Application Amendments are only allowed prior to award and execution of a contract.
6. Distribution of CDBG Funds - State Special Project: Maximum Grant Amount	78	Maximun Grant amount potentially available increased to \$500,000 but still determined by the amount announced in the Notice of Funds Availability (NOFA)
7. Certifications, Resolutions and Application and Forms - CDBG Application Instructions #1	112	Language added regarding two (2) Regional Account application submissions waiver for City and Town UGLGs.
10. Economic Development	page 204 in old handbook	Section Removed in its entirety. No longer eligible activity type.

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Community Development Block Grant (CDBG)

INFORMATION BULLETIN No. 05-20

ISSUED: January 27, 2020

RE: New NOFA CDBG – State Special Project Funding

New NOFA for CDBG State Special Project Funding

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

The [FY2019-FY2020 CDBG SSP NOFA](#) and [CDBG Application](#) can be found on the ADOH website at <https://housing.az.gov/documents-links/forms/community-revitalization>

Questions regarding this NOFA may be submitted in writing to cd&r-nofa@azhousing.gov until June 16, 2020.

Applications must be received by electronic upload no later than 4:00 p.m. on June 17, 2020.

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 06-20

ISSUED: January 29, 2020

RE: Updated Form 3 and Application Workshop Slides Posted

As shared during the Application Workshop, the Arizona Department of Housing has updated the Form 3. The updates include the following:

- Page 5 – Cell sizes have been adjusted so they are legible.
- Pages 5 and 14 now allow Applicants to enter formulas between the two pages and colorcoded cells for easy reference to ensure that the operating budget on each page is the same.
- Pages 8-11 – The formula in Cell F150 on line 138 (Adjusted Basis) now allows Applicants to enter the DDA or QCT Areas Adjustor in the 4% Eligible Basis column without affecting the Eligible Basis for the acquisition portion of the Project.
- Page 13, Section 21 drop down menus have been populated for the Seller/Lessor Entity, Developer Entity, Co-Developer Entity, and Consultant Entity.
- Page 14 adds a cell to enter a percentage in the Vacancy & Bad Debt row that is carried forward through the 15-year period. In addition, the size of Years 2 – 15 has been reduced so they are legible.

The Application Workshop slides have also been posted to the ADOH website. Please note that where a conflict exists between this PowerPoint Presentation and the 2020 Qualified Allocation Plan (“QAP”), the QAP shall govern.

Both of these documents may be downloaded at the following link:

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



Arizona
Department
of Housing

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Special Needs Housing

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 07-20

ISSUED: January 30, 2020

RE: Release of AZBOSCOE Coordinated Entry Policy

The Arizona Balance of State Continuum of Care (AZBOSCOE) is pleased to announce the release of the AZBOSCOE Coordinated Entry Policy document which outlines the standard policies and procedures related to the operation of a coordinated entry system across the COC geographic area. The primary goal of this policy document is to ensure that standard coordinated entry processes are being followed and that individuals experiencing homelessness within the AZBOSCOE are matched to appropriate housing opportunities and resources. The CE Policy document can be found on the ADOH Special Needs Website at

https://housing.az.gov/documents-links/forms/special-needs-continuum?tid_2=760

Questions or comments regarding the AZBOSCOE Coordinated Entry Policy can be addressed by contacting:

Ryan Vernick

Balance of State Continuum of Care Coordinator

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

ryan.vernick@azhousing.gov

602.771.1017

Thank you.

ADA and Equal Opportunity Compliance Statement

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

Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: HTF

INFORMATION BULLETIN No. 08-20

ISSUED: February 5, 2020

RE: Notice of Public Hearing for Transitional Shelter for Persons Experiencing Homelessness with Mental Health Needs

Pursuant to Arizona Revised Statutes § 36-136(C), the Arizona Department of Housing (“ADOH”) together with the Arizona Health Care Cost Containment System (“AHCCCS”) and the Arizona Department of Health Services (“ADHS”), are holding a public hearing on February 24, 2020 at 2pm at 1110 W. Washington St., Suite 250, Phoenix, AZ 85007, to receive community and provider input regarding the highest and best use of the Arizona State Hospital (“ASH”) property subject to the upcoming release of a request for proposal (“RFP”) as further described below.

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

Anticipated to be released in late March 2020, ADOH, AHCCCS and ADHS will seek to identify a qualified developer partner, provider and operator for the renovation in conjunction and consultation with ADOH and continued operations of the Birch Building subject to the qualifications and requirements as stated in the RFP.

The Public Hearing provides the opportunity to offer comments regarding the highest and best use of the ASH property. ADOH is also accepting written comments regarding the change to the ASH Building through February 29, 2020. Direct questions and comments to: public-comment@azhousing.gov.

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: SPECIAL NEEDS

REGARDING FUNDING SOURCES: HUD Continuum of Care (CoC)

INFORMATION BULLETIN No. 09-20

ISSUED: February 21, 2020

**RE: AZ Balance of State Continuum of Care Governance Advisory Board
Interest/Applications**

The Governance Advisory Board (GAB) for the AZ Balance of State Continuum of Care (AZBOSCO) is re-opening the application submission process to fill two upcoming vacant positions on the AZBOSCO Governance Advisory Board. At this time, based on current Board composition and in accordance with the Governance Charter, the GAB is specifically seeking individuals who represent one or more of the following relevant organizations: AZBOSCO funded program, law enforcement, businesses, hospital/health care, housing authorities, institutions of higher learning, and domestic violence to fill the upcoming vacancies.

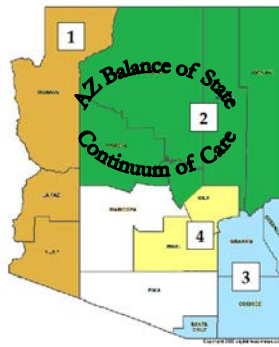
The thirteen member, AZBOSCO Governance Advisory Board is the lead governing entity for the AZBOSCO providing leadership, strategic guidance and oversight of the AZBOSCO. The GAB is responsible for HUD HEARTH Act required Continuum of Care duties including setting continuum and project performance standards, evaluation of COC funded projects, establishing service standards, oversight of key systems (ex: Homeless Management Information System and Coordinated Entry), GAB membership, and overseeing the annual submission process of the AZBOSCO request for HUD McKinney-Vento Continuum of Care funding which provides over \$4 million for housing and services throughout the thirteen Balance of State counties. Key GAB member duties include: 1) attendance at quarterly meetings; 2) participation in any special meetings to fulfill duties; 3) participation in GAB committees; 4) participation at two day annual retreat; and 5) participation in annual HUD McKinney-Vento Continuum of Care application process. Please see the attached Board member job description. There is no compensation for GAB participation.

The AZBOSCO and the Arizona Department of Housing comply with all non-discrimination and equal opportunity laws and encourage participation regardless of age, race, ethnicity, national origin, gender, sexual orientation, or disability. If you are interested in being a candidate for the AZBOSCO Board, please complete the attached application form and attach a resume describing your qualifications by **Friday, February 28, 2020 by 5:00 pm**. Please submit documents to:

Mail:
Ryan Vernick
COC Coordinator
AZ Department of Housing
1110 West Washington, Ste. 280
Phoenix, AZ 85007

or E-Mail:
Ryan.Vernick@azhousing.gov

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



ARIZONA BALANCE OF STATE CONTINUUM OF CARE Governance Advisory Board Job Description

Purpose

Arizona Balance of State Continuum of Care Governance Advisory Board members are responsible for the planning, coordination, and management of an effective and efficient homeless service system for the balance of state of Arizona. Key Board duties include:

- Developing and maintaining a homeless service system that covers and meets the unique needs all balance of state communities.
- Guiding the development of coordinated systems of care including HMIS, coordinated entry, homeless engagement, and adequate housing and services.
- Maintaining and expanding HUD Continuum of Care and other funding to meet the needs of homeless individuals in all balance of state communities.

Qualifications

- Experience and knowledge of the needs of homeless individuals and families in the balance of state communities and strategies to assist them. Commitment to “end homelessness” using evidence based models and housing first approach.
- Willingness to represent your geographic, demographic (i.e. veterans community) or stakeholder.
- Committed to a collaborative and solutions focused approach.
- Advocate for the needs and issues of individuals and families experiencing homelessness and strategies to end homelessness.
- Must have ability to travel to Maricopa County (see below).

Commitment

- Attend at least three (3) of the four (4) quarterly Governance Advisory Board meetings. At least two (2) meetings require in person attendance. Governance Advisory Board meetings do have call-in functionality, as necessary.
- Attend the three (3) day Annual Planning Retreat held in the spring.
- Participate in at least one (1) Continuum of Care committee and participate in local continuum governance meeting.
- There are no financial commitments required of Board members.
- Board members receive no financial re-numeration although reimbursement is available for travel and lodging related to GAB meeting attendance.

**Arizona Balance of State Continuum of Care (BOSCOG)
Application for Membership
BOSCOG Governance Advisory Board**

Thank you for your interest in becoming a member of the BOSCOG Governance Advisory Board: Please complete the following application and email to Ryan Vernick, AZBOSCOG Coordinator at Ryan.Vernick@azhousing.gov If you have any questions, please call Ryan at 602-771-1017.

All applications must be received by January 31, 2020. Announcements will be made by February 28, 2020 if not earlier, so that new members can attend the Governance Advisory Board retreat that takes place in spring. All applications will be reviewed by the Governance Advisory Board current members.

Date:	Agency Represented (If applicable)
Name:	Title:
Address	City, State, Zip Code
Email:	Phone:
<p>1. Please provide a brief summary about why you would like to be a member of the Governance Advisory Board:</p>	
<p>2. Please describe your experience and/or your agency's experience related to persons who have experienced homelessness.</p>	

3. Please describe your understanding of the Balance of State Continuum of Care?

4. How long have you been in your current position and how does your work relate to the COC?

5. What sector(s) do you represent either as an individual or as a part of your agency? (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Local Government Staff | <input type="checkbox"/> Non CoC Funded Youth Homeless Organizations |
| <input type="checkbox"/> Local Government Officials | <input type="checkbox"/> School Administrators |
| <input type="checkbox"/> Law Enforcement | <input type="checkbox"/> School Homeless Liaisons |
| <input type="checkbox"/> Local Jail | <input type="checkbox"/> CoC Funded Victim Service Providers |
| <input type="checkbox"/> Hospitals | <input type="checkbox"/> Non CoC Funded Victim Service Providers |
| <input type="checkbox"/> EMT | <input type="checkbox"/> Street Outreach Teams |
| <input type="checkbox"/> Crisis Response Teams | <input type="checkbox"/> Youth Advocates |
| <input type="checkbox"/> Mental Health Service Organization | <input type="checkbox"/> Agencies that serve survivors of human trafficking |
| <input type="checkbox"/> Substance Abuse Service Organization | <input type="checkbox"/> Other homeless sub population advocates |
| <input type="checkbox"/> Affordable Housing Developers | <input type="checkbox"/> Agencies that serve veterans |
| <input type="checkbox"/> Public Housing Authority | <input type="checkbox"/> Persons who are homeless or were formerly homeless |
| <input type="checkbox"/> CoC funded Youth Homeless Organizations | |

Other _____

6. What committee(s) would you be interested in joining? (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Membership | <input type="checkbox"/> HMIS |
| <input type="checkbox"/> Coordinated Entry | <input type="checkbox"/> Veterans' Services |
| <input type="checkbox"/> Focus Population-Domestic Violence | <input type="checkbox"/> Focus Population Youth |
| <input type="checkbox"/> Focus Population--LGBT | |
| <input type="checkbox"/> Point in Time Unsheltered Count | |

If chosen, I accept and will fulfill the responsibilities of being a Governance Advisory Board Member. Responsibilities include: participation in quarterly Governance Advisory Board meetings, be knowledgeable about the Balance of State Continuum of Care's Purpose and Operations, and accept other responsibilities defined in the AZ Balance of State Continuum of Care Governance Charter which is found at this link.
<https://housing.az.gov/documents-links/forms/special-needs-continuum>



Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: State Housing Fund

INFORMATION BULLETIN No. 10-20

ISSUED: February 24, 2020

RE: Form of Subordination Agreement

To standardize its lending practices, the Arizona Department of Housing has added the attached form of subordination agreement to its loan documents. With the exception of agreements that have already been negotiated for pending transactions, the Department will use this form of subordination agreement. The document lays out the terms and conditions under which the Department will subordinate to any senior lender. Thus, the Department is sharing it, so that you may review and share it with your proposed lender as soon as possible to facilitate a smooth closing and avoid any adverse impact to your closing.



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

<https://housing.az.gov>

Recording Requested By,
And After Recording, Return to:

[Name]
[Street Address]
[City, State Zip]

SUBORDINATION AGREEMENT

DATE: _____, 20__

BORROWER: [Name of Borrower],
a [Domicile State] [type of legal entity]
[Street Address]
[City, State Zip]

SENIOR LENDER: [Name of Senior Lender],
a [Domicile State] [type of legal entity]
[Street Address]
[City, State Zip]

SUBORDINATE LENDER: State of Arizona, Arizona Department of Housing,
a constituent department and an agency of the State of Arizona
1110 West Washington Street, Suite 280
Phoenix, AZ 85007

BACKGROUND

A. Senior Lender has made or agreed to make a construction loan to Borrower in the original principal amount of \$ [redacted] (the "Senior Loan"), made pursuant to that certain [Title of Senior Lender's Loan Agreement] by and between Senior Lender and Borrower (the "Senior Loan Agreement"). The Senior Loan is evidenced by, among other things, a [Title of Senior Lender's Promissory Note] ("Senior Note"), and is secured by, among other things, a [Title of Senior Lender's Deed of Trust] (the "Senior Deed of Trust"), executed by Borrower in favor of Senior Lender, and recorded in the Official Records of [redacted] County, Arizona concurrently herewith as an encumbrance upon the real property described on Exhibit A attached ("Property"). The Senior Loan Agreement, Senior Note, Senior Deed of Trust, and other documents evidencing, securing, or otherwise relating to the Senior Loan, including without any limitation UCC-1 financing statement(s), are collectively referred to as the "Senior Loan Documents".

B. Subordinate Lender has made or agreed to make a construction loan to Borrower in the original principal amount of \$ [REDACTED] (the "Subordinate Loan"), made pursuant to that certain Funding Agreement No. [REDACTED], with an effective date of [REDACTED], 20 [REDACTED] (the "Funding Agreement"). The Subordinate Loan is evidenced by, among other things, a [Title of Subordinate Lender's Promissory Note] (the "Subordinate Note") and a [Title of Subordinate Lender's Declaration of Covenants, Conditions and Restrictions] (the "Subordinate Declaration"), and is secured by, among other things, a Deed of Trust With Assignment of Rents, Fixture Filing and Security Agreement, executed by Borrower in favor of Subordinate Lender (the "Subordinate Deed of Trust"), and a UCC-1 Financing Statement, all of which will be recorded in the Official Records of [REDACTED] County, Arizona concurrently herewith, and a UCC-1 Financing Statement, filed with the Secretary of State, State of [REDACTED] concurrently herewith, all as encumbrances upon the Property. The Funding Agreement, Subordinate Note, Subordinate Declaration, Subordinate Deed of Trust, and other documents evidencing, securing, or otherwise relating to the Subordinate Loan, including without limitation any UCC-1 Financing Statement(s), are collectively referred to as the "Subordinate Loan Documents".

C. As of the Effective Date, the Subordinate Loan is not in default.

D. As a condition precedent to the making of the Senior Loan, Senior Lender has required Subordinate Lender to subordinate the lien of the Subordinate Deed of Trust to the lien of the Senior Deed of Trust on the terms and conditions, and to the extent, set forth below.

E. Senior Lender and Subordinate Lender (collectively, "Lenders" or either of them, a "Lender") have entered into this Subordination Agreement ("Agreement") to establish the priorities of their real and personal property interests described in the Senior Loan Documents and the Subordinate Loan Documents ("Collateral") and to set forth certain other agreements between them regarding their relative rights against Borrower and the Collateral, and Borrower has also entered this Agreement to acknowledge its agreement with, and approval of, such terms.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties represent, warrant and agree as follows:

1. **Lien Subordination.** Without waiving Subordinate Lender's right to enforce the Subordinate Loan Documents in the event of a default, Subordinate Lender hereby unconditionally and irrevocably subordinates the lien of the Subordinate Deed of Trust, any other liens in personal property securing the Subordinate Loan and evidenced by the Subordinate Loan Documents or any UCC-1 financing statement(s), and all of Subordinate Lender's rights, remedies and privileges thereunder to the lien of the Senior Deed of Trust, any other liens in real and personal property securing the Senior Loan and evidenced by the Senior Loan Documents or any UCC-1 financing statement(s), and all of Senior Lender's rights, remedies, and privileges thereunder and to all advances or charges made or accruing under the Senior Loan Documents. This agreement of subordination extends to and includes, without limitation, the unconditional

and irrevocable subordination of the liens of the Subordinate Loan Documents to: (i) the Senior Loan, the liens of the Senior Loan Documents and any and all advances under the Senior Loan Documents; (ii) all terms, provisions, covenants, agreements and conditions of, and all claims under or relating to, the Senior Deed of Trust (including those relating to the determination and disposition of insurance proceeds, condemnation awards, sales proceeds and similar amounts and the obligations of any Guarantor), subject to Section 5 below; (iii) all fees, expenses, indemnities and other amounts payable to Senior Lender under the Senior Loan Documents; (iv) any and all amendments, modifications, extensions, renewals, increases or consolidations of the Senior Loan Documents so long as such amendments, modifications, increases or consolidations do not increase the original principal amount of the Senior Loan, the applicable interest rate, or the term, except for amounts expended by Senior Lender to preserve the Property.

2. **Consent to Senior Loan.** Subject to the terms of this Agreement, and without waiving any rights it may have under the Subordinate Loan Documents that may prohibit any further senior or subordinate financing, Subordinate Lender hereby consents to the Senior Loan, Borrower's execution and acknowledgment of the Senior Loan Agreement, Senior Note, Senior Deed of Trust and any other Senior Loan Document, and the existence of Senior Lender's senior lien against the Collateral pursuant to the Senior Loan Documents. Subordinate Lender acknowledges and agrees that Senior Lender would not make the Senior Loan without this Agreement. Senior Lender may rely upon the agreements, acknowledgements, and information set forth herein in connection with the Senior Loan to Borrower.

3. **Payments.** Senior Lender hereby consents to the Subordinate Lender collecting payments from Borrower under and pursuant to the Subordinate Loan Documents.

4. **Defeasance of Payments.** If and to the extent that any payment under the Senior Loan Documents or Subordinate Loan Documents (whether by or on behalf of the Borrower, any guarantor, as proceeds of collateral, or enforcement of any right of setoff or otherwise) is declared by any court of competent jurisdiction to be a fraudulent conveyance or a preference, set aside, or required to be paid to a trustee, receiver or other similar person under any bankruptcy, insolvency, receivership or similar law, then if such payment is recovered by, or paid over to, such trustee, receiver or other similar person, the Senior Loan or Subordinate Loan, or such part thereof originally intended to be satisfied, shall be deemed to be reinstated and outstanding as if such payment had not occurred. Similarly, if and to the extent that any payment under the Subordinate Loan Documents (whether by or on behalf of the Borrower, any guarantor, as proceeds of collateral, or enforcement of any right of setoff or otherwise) is required to be paid to Senior Lender under the terms of this Agreement, or otherwise, then if such payment is actually recovered by, or paid over to, Senior Lender, the Subordinate Loan(s), or such part thereof originally intended to be satisfied, shall be deemed to be reinstated and outstanding as if such payment had not occurred; however, nothing herein requires Subordinate Lender to pay over to Senior Lender any payment that is claimed and/or declared to be a fraudulent conveyance or a preference, set aside or required to be paid to a trustee, receiver or other similar person under any bankruptcy, insolvency, receivership or similar law. If and to the extent that any payment under the Subordinate Loan Documents (whether by or on behalf of the Borrower, any guarantor,

as proceeds of collateral, or enforcement of any right of setoff or otherwise) is required to be paid to Senior Lender under the terms of this Agreement, or otherwise, and then if such payment is actually required to be paid to a trustee, receiver or other similar person under any bankruptcy, insolvency, receivership or similar law, and such payment is recovered by, or paid over to such trustee, receiver or other similar person, then the Senior Loan and Subordinate Loan, and such parts thereof originally intended to be satisfied, shall be deemed to be reinstated and outstanding as if such payment had not occurred.

5. **Insurance and Condemnation Provisions.**

5.1. Subordinate Lender hereby subordinates all of its right, title, interest or claim in and to: (i) all proceeds of all policies of insurance covering all or any portion of the Property or a building in which Subordinate Lender's interest has been subordinated pursuant to the terms hereof or insuring the Borrower, and (ii) all awards or other compensation made for any taking of all or any portion of the Property or a building in which Subordinate Lender's interest has been subordinated pursuant to the terms hereof, to the rights of Senior Lender in and to such insurance proceeds and condemnation awards.

5.2. So long as any indebtedness remains outstanding under the Senior Loan Documents, Senior Lender shall be entitled to receive any and all insurance or condemnation awards or proceeds for all or any portion of the Property or a building in which Subordinate Lender's interest has been subordinated pursuant to the terms hereof, either for application to such indebtedness or for such repair, reconstruction, or renewal of the Property as Senior Lender shall direct in its sole discretion. If, following any such application or disposition of the insurance proceeds or condemnation awards and other compensation, any balance remains, then such excess shall be made payable to Subordinate Lender, or if Subordinate Lender's rights to receive such proceeds are disputed by the Borrower or other parties, then Senior Lender may either make such excess payable to the joint order of Borrower and Subordinate Lender as their interests may appear under the Subordinate Loan Documents, or Senior Lender may interplead such excess into court for further disposition.

5.3. Subordinate Lender agrees at any time, and from time to time, to execute such documents as Senior Lender or an insurer may reasonably require to confirm that any rights that Subordinate Lender may have as a loss payee or additional insured are expressly subject and subordinate to the rights of Senior Lender as an additional insured or loss payee. If any insurance or condemnation awards or proceeds are tendered or paid to Subordinate Lender in violation of this Section 5, Subordinate Lender shall immediately tender such awards or proceeds to Senior Lender.

6. **Waivers.** Except expressly provided herein, neither Lender has made any representations to the other Lender about Borrower's creditworthiness or the Property, nor is either Lender relying on the underwriting or due diligence investigation of the other Lender.

7. **Notices.**

7.1. Any notices given to any party hereunder shall be (i) hand-delivered, effective upon receipt, (ii) sent by United States Express Mail or by private overnight courier, effective upon receipt, or (iii) served by certified mail, postage prepaid, return receipt requested and addressed to such party at the following addresses, or to such other address(es) or addressee(s) as the party to be served with notice may have furnished in writing to the other party, effective three (3) days after mailing.

Senior Lender: [Name of Senior Lender]
[Street Address]
[City, State Zip]
Attention: [Contact Name], [Contact's Title]

Subordinate Lender: Arizona Department of Housing
1110 West Washington Street, Suite 280
Phoenix, Arizona 85007
Attention: Asset Manager

8. **Construction.** This Agreement shall be construed as a whole, in accordance with the fair meaning of its language, and as each party has been represented by legal counsel of its choice in the negotiation and drafting of this Agreement, neither this Agreement nor any provision thereof shall be construed for or against either party by reason of the identity of the party drafting this, or any portion of the Agreement.

9. **Other Provisions.**

9.1. Subordinate Lender may assign Subordinate Lender's interest in the Subordinate Loan without Senior Lender's consent to another constituent department and/or agency of the State of Arizona.

9.2. Senior Lender shall provide Subordinate Lender with notice of Senior Lender's intent to assign its interest in the Senior Loan to another party. Senior Lender shall not assign Senior Lender's interest in the Senior Loan without the prior written consent of Subordinate Lender, and such consent shall not be unreasonably withheld.

9.3. Subordinate Lender acknowledges and agrees that Senior Lender would not make the Senior Lender loan without this Agreement.

9.4. Subordinate Lender acknowledges having received and reviewed, or an opportunity to receive and review copies of the Senior Note and the Senior Deed of Trust and consents to and approves all of the provisions thereof.

9.5. This Agreement constitutes the entire agreement between the parties, and as long as all or any part of the Senior Note remains unsatisfied, shall supersede and render unenforceable any inconsistent prior agreements regarding the subordination of the Subordinate Loan and any liens or rights created thereunder.

9.6. If any provision of this Agreement is invalid, illegal, or unenforceable, such provision shall be considered severed from the rest of this Agreement and the remaining provisions shall continue in full force and effect as if the invalid provision had not been included.

9.7. This Agreement inures to the benefit of and is binding upon the parties hereto and their respective heirs, successors and assigns.

9.8. This Agreement is construed by and governed in accordance with the laws of the state of Arizona.

9.9. This Agreement may be signed in multiple counterparts with the same effect as if all signatories had executed the same instrument. If counterpart originals are deposited into escrow for recording, the escrow agent may insert and substitute signature and notary pages, as needed, to create a single recordable original agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

**Signature/Acknowledgment Page
to Subordination Agreement**

IN WITNESS WHEREOF, Senior Lender has duly executed and delivered this Subordination Agreement as of the date of this Agreement.

SENIOR LENDER:

[NAME OF SENIOR LENDER],
a [Domicile State] [type of legal entity]

By: _____
Name: _____
Title: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of [Name of Senior Lender], a [Domicile State] [type of legal entity], on behalf of the [type of legal entity].

My commission expires: _____
Notary Public _____

[STAMP/SEAL]

**Signature/Acknowledgment Page
to Subordination Agreement**

IN WITNESS WHEREOF, Subordinate Lender has duly executed and delivered this Subordination Agreement as of the date of this Agreement.

SUBORDINATE LENDER:

STATE OF ARIZONA,
ARIZONA DEPARTMENT OF HOUSING,
a constituent department and an agency of the State of Arizona

By: _____
Name: Carol L. Ditmore, Director
or Reginald H. Givens, Deputy Director
or Ruby Dhillon-Williams, Assistant Deputy Director/Housing & Community
Development

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____,
20__ by _____ as _____ of **State of Arizona,
Arizona Department of Housing**, a constituent department and an agency of the State of
Arizona, on behalf of said constituent department and an agency.

My commission expires: _____
Notary Public

[STAMP/SEAL]

Exhibit A

Legal Description of Real Property

[Insert Legal Description]

TEMPLATE



Arizona Department of Housing 2020 Information Bulletin

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

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

INFORMATION BULLETIN No. 11-20

ISSUED: By February 27, 2020

RE: Notice of Public Hearing for the 5-yr HUD Consolidated Plan, FY2020 HUD Annual Action Plan, and Weatherization Plan

The Arizona Department of Housing (ADOH) is holding a public hearing to receive input on the *5-year HUD Consolidated Plan, 2020-2021 HUD Action Plan*, and the *2020-2021 Weatherization Assistance Program State Plan* on April 2, 2020 at 10:00 a.m. at the Arizona Department of Housing, 1110 West Washington Street, Suite 250, Phoenix, Arizona 85007.

The ADOH has developed the 5-year HUD Consolidated Plan for program years 2020-2024 and the 2020 HUD Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), National Housing Trust Fund (NHTF), Housing Opportunities for Persons with AIDS (HOPWA) programs, and the Emergency Solutions Grant (ESG) program administered by the Arizona Department of Economic Security. The 5-year Consolidated Plan and 2020 Action Plan summarize housing, homelessness and community development needs, the strategy to meet those needs using the above resources, and the method of distribution for approximately \$20 million in annual funding.

The ADOH has also developed the 2020-2021 Weatherization Assistance Program (WAP) State Plan that establishes goals, objectives, priorities, activities, outcomes, and the method of distribution for approximately \$1.8 million in U.S. Department of Energy Weatherization Assistance Program funds.

All above cited funds will be available for the program year beginning July 1, 2020 and ending June 30, 2021 for activities benefitting low income and special needs populations. The focus of the HUD Consolidated Plan funding is primarily non-metropolitan while the WAP funds are utilized for the entire State of Arizona.

All three plans will be available in draft form for public review from March 16, 2020 through April 16, 2020 at the ADOH offices at 1110 West Washington Street, Suite 280, Phoenix, Arizona 85007 and at <https://housing.az.gov/documents-links/publications>.

Paper copies are available upon request. Summaries of the draft 5-year Consolidated Plan and Action Plan and the public hearing presentation will also be available on the ADOH website.

The Public Hearing provides the opportunity to review the draft plans and offer comments. ADOH is accepting written comments regarding the use of these funds through April 16, 2020. Direct questions and comments to publiccomment@azhousing.gov

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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

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



Arizona
Department
of Housing

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

<https://housing.az.gov>

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 12-20 - REVISED

ISSUED: March 3, 2020

RE: Notice of LIHTC Property Seeking a Qualified Contract

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

Whispering Palms Apartments, a 20 unit multi-family property, with 20 rent restricted LIHTC units, developed in 2005.

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

https://housing.az.gov/documents-links/forms/asset-management?tid_1=120

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

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

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before December 30, 2020.

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



The Arizona Department of Housing 2020 Information Bulletin

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

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

INFORMATION BULLETIN No. 13-20

ISSUED: March 5, 2020

**RE: Federal Fiscal Year 2020 Formula Allocations for CDBG, HOME, HOPWA,
ESG and RHP**

The FFY2020 formula allocations for CDBG, HOME, HOPWA, ESG and RHP expected to be received by the Arizona Department of Housing (ADOH) are listed below along with the proposed methods of distribution:

CDBG

The total FFY2020 CDBG allocation is \$9,776,490. The State retains 2% plus \$100,000 or \$295,530 for administration and 1% or \$97,765 for technical assistance activities. Additionally, HUD mandates that the state expend 10% of its total allocation or \$977,649 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$7,144,714 for the Regional Account and 15% or \$1,260,832 for the State Special Projects (SSP) Account.

The COG Regional allocation is as follows:

CDBG Allocation by COG Region	2020 Allocation Amount	2020 Allocation Share
CAG	\$ 819,964	11.48%
NACOG	\$ 2,249,955	31.49%
SEAGO	\$ 1,264,629	17.70%
WACOG	\$ 2,810,166	39.33%
Total Allocation to Rural COGs	\$ 7,144,714	100%

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

HOME

The total FFY2020 HOME allocation is \$5,460,334 of which 15% or \$819,050 must be set aside for Community Housing Development Organization (CHDO) project funding. The State retains 10% of the grant award or \$546,033 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 FFY2020 HOPWA allocation is \$393,848. A total of 10% or \$39,385 of the grant award will be used for administration of which the state retains 3% (\$11,816) and the remaining 7% (\$27,569) will be used by project sponsors. The remaining 90% or \$354,463 of the grant award will be spent on direct service provision through housing providers in the non-entitlement counties.

ESG

The total FFY2020 ESG allocation is \$1,725,666, which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$129,425 is retained by DES for administration. The remaining 92.5% or \$1,596,241 will be used for ESG eligible activities to benefit persons experiencing homelessness.

RHP

RHP or Recovery Housing Program is a pilot program to help individuals in recovery from a substance abuse disorder to become stably housed. RHP was authorized under Section 8071 of the Support for Patients and Communities (SUPPORT) Act. On December 20, 2019, President Trump signed the Further Consolidated Appropriations Act of 2020 (Public Law 116-94), which allocated FY2020 funding for the RHP pilot program. The total FFY2020 RHP allocation for ADOH is \$804,000. At the time of publication of this bulletin, HUD has not released the Federal Register, which will outline the requirements for the RHP program. Once received, ADOH will provide further information on the proposed method of distribution and project eligibility for RHP funding.

For further information contact:

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



Arizona
Department
of Housing

1110 W. Washington, Suite 280 Phoenix, AZ 85007
Telephone (602) 771-1000
www.housing.az.gov

Arizona Department of Housing 2020 Information Bulletin

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

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

INFORMATION BULLETIN No. 14-20

ISSUED: March 13, 2020

RE: DRAFT 5-yr HUD Consolidated Plan, FY2020 HUD Annual Action Plan, and Weatherization Plan NOW POSTED

The Arizona Department of Housing (ADOH) has posted drafts of the 5-yr HUD Consolidated Plan, FY2020 HUD Annual Action Plan, and Weatherization Plan for public review from March 16, 2020 through April 16, 2020 at the ADOH offices at 1110 West Washington Street, Suite 280, Phoenix, Arizona 85007 and at <https://housing.az.gov/documents-links/publications>. Paper copies are available upon request.

Please direct questions and comments to publiccomment@azhousing.gov.

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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

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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: Community Development Block Grant (CDBG)

INFORMATION BULLETIN No. 15-20

ISSUED: March 17, 2020

RE: New NOFA CDBG – Colonia Set Aside Funding

New NOFA for CDBG Colonia Set Aside Funding

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

The NOFA is on the ADOH website at <https://housing.az.gov/documents-links/publications> under the CDBG section.

The CDBG Application and FY2019-FY2020 CDBG Colonias Application Rating Tool are on the ADOH website at:

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

Questions regarding this NOFA may be submitted in writing to:

kathy.blodgett@azhousing.gov until July 14, 2020.

Applications must be received by electronic upload no later than 4:00 p.m. on July 15, 2020.



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation

REGARDING FUNDING SOURCES: Home Investment Partnership Program (HOME)

INFORMATION BULLETIN No. 16-20

ISSUED: March 17, 2020

RE: 2020 HOME Homeownership 95% Value Limits

On March 3, 2020, HUD issued the following notice through the HUD Exchange:

**FY 2020 HOME and HTF Homeownership Value Limits
Effective April 1, 2020**

HUD has issued new HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) Homeownership Value Limits ("95% limits") for 2020 that are effective April 1, 2020. In 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013 and effective August 23, 2013, HUD established new homeownership value limits for HOME Participating Jurisdictions (PJs). In addition, 24 CFR 93.305(a)(1) of the HTF Interim Rule states that HUD will provide limits for affordable newly constructed housing and existing housing based on 95 percent of the median purchase price for the area.

[View the HOME Homeownership Value Limits](#)

The Arizona Department of Housing (ADOH) has extracted the limits for all Arizona counties from the HUD posted information located on their website (link above) and produced a chart for the benefit of our partners conducting owner occupied housing rehabilitation programs.

HUD has calculated the 95% of median value limit for all unit types; therefore, Grantees are to use the limits posted in the ADOH chart located under the heading "*HOME 95% MEDIAN VALUE HOMEOWNERSHIP LIMITS*" on the State Housing Fund Forms page of the ADOH website at: <https://housing.az.gov/documents-links/forms/state-housing-fund>

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

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

Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Compliance

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

INFORMATION BULLETIN No. 17-20 UPDATED

ISSUED: August 13, 2020

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

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

Our priority is to keep you, your residents and our employees safe. For this reason, we are providing the following guidance below with updates from IRS Notice 2020-53, published July 1, 2020:

On-Site Visits – No change

All on site unit and property inspections have been postponed until December 31, 2020. ADOH Compliance will continue to conduct desk audits of resident and project files through the end of this year. Owners/Agents for projects that are due for a desk audit will be contacted individually with further instructions. ADOH will resume on site property inspection when the current situations improve and it is safe for all to do so. This could be prior to the current December 31, 2020 postponement. Any changes will be announced via an updated Information Bulletins.

Site Visit response deadlines – No change.

If the due date for any finding letter issued by ADOH is between March 19, 2020 and July 31, 2020 please submit a request, via email, to the Officer in Charge of the visit. ADOH may grant extensions if there is good cause. If applicable, please explain in your request how COVID-19 is preventing the correction of the issue and the date that you believe you can resolve the matter in order to provide a complete response to ADOH.

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

Resident Services/Common Areas – No change

June 29, 2020 AZ-Executive Order 2020-43 was issued effectively limiting public gatherings in excess of 50 individuals. The Executive Order also clarifies that multi-family pools can remain open provided you are following all safety precautions. ADOH's recommendation is to ensure you are abiding by all CDC, State and Local guidance pertaining to the proper operation and safety measures for common areas and amenities.

Pools:

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

On July 1, 2020 the IRS issued common area guidance which states; *If an amenity or common area in a low-income building or project is temporarily unavailable or closed during some or all of the period from April 1, 2020 to December 31, 2020, in response to the COVID-19 pandemic, and not because of other noncompliance for § 42 purposes, this temporary closure does not result in a reduction of the eligible basis of the building.*

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

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

Recertifications - CLARIFICATION

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

On July 1, 2020 the IRS issued recertification guidance which states; *An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on December 31, 2020. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) after December 31, 2020.*

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

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

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

Other federal laws – No Change

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

Vacant units – No Change

Vacant low-income/state assisted units must be leased to qualified households. At this time, there is no relief to use low-income/state assisted units for any other purpose, even if it is related to COVID-19.

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



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

Arizona Department of Housing 2020 Information Bulletin

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

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

INFORMATION BULLETIN No. 18-20

ISSUED: March 20, 2020

RE: Notice of Change in Format of Public Hearing for 2020-2024 HUD Consolidated Plan, FY2020 Annual Action Plan, and Weatherization Plan

The Arizona Department of Housing (ADOH) will be holding a virtual public hearing to receive input on the *2020-2024 HUD Consolidated Plan*, *2020-2021 HUD Action Plan*, and the *2020-2021 Weatherization Assistance Program State Plan* on April 2, 2020 at 10:00 a.m. **The public hearing shall be conducted via webinar.**

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

Registration Link: <https://zoom.us/meeting/register/vpcqfumtrj0tNUHanMeRJ2TInbyRbePuHw>

The webinar will provide for online commenting. ADOH also continues to accept written comments regarding the use of these funds through April 16, 2020. Please direct questions and comments to publiccomment@azhousing.gov.

All three plans are available in draft form for public review through April 16, 2020 at the ADOH offices at 1110 West Washington Street, Suite 280, Phoenix, Arizona 85007 and at <https://housing.az.gov/documents-links/publications>. Paper copies are available upon request. Summaries of the draft 5-year Consolidated Plan and Action Plan and the public hearing presentation will also be available on the ADOH website.

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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

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



Arizona
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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 19-20

ISSUED: March 30, 2020

RE: COVID-19 Suspension of Application hard copy submissions

The Arizona Department of Housing (“ADOH”) is suspending the requirement to submit hard copy materials for Rental Projects until further notice when ADOH issues an information bulletin requesting them. A copy of the Governor’s approval and redlined pages of the 2020 Qualified Allocation Plan (“QAP”) applicable to the 2020 Low Income Housing Tax Credit Round may be found on the ADOH website at: https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646.

Applicants in the 2020 9% Tax Credit Round have the option of submitting the hard copy materials either by the Application Deadline or by an extended deadline which shall be transmitted via information bulletin. Materials submitted after the April 1, 2020 Application Deadline will not be considered during the scoring, threshold review or underwriting of the Application.

Electronic submittals pertinent to LIHTC Projects (i.e., application, carryover, equity, 8609 and material change) and applications in response to the Supportive Housing NOFA must be uploaded to the Rental Development Portal at: <https://housing.az.gov/portals/document-upload-portals/rental-development-upload-portal>

Until the information bulletin described above is issued, payments and materials pertinent to Rental Projects will not be required in hard copy. Electronic materials must be submitted in the format described in the applicable QAP or other notice of funding availability (i.e., Supportive Housing NOFA). Documents may be electronically signed in accordance with QAP Section 2.5(D).

Payments may be made through the Payment Portal found at: <https://housing.az.gov/portals/adoh-payment-portal>. The name of the Project must be clearly identified to ensure proper application of the payment.

Questions regarding this information bulletin may be directed to Jeanne Redondo, Rental Programs Administrator via email at: jeanne.redondo@azhousing.gov.



Arizona
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Arizona
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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: State Housing Fund Programs

REGARDING FUNDING SOURCES: Home Investment Partnerships Program (HOME)

INFORMATION BULLETIN No. 20-20

ISSUED: April 1, 2020

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

New NOFA for HOME Owner Occupied Housing Rehabilitation

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

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

Questions regarding this NOFA may be submitted in writing to: kathy.blodgett@azhousing.gov until August 13, 2020.

Applications must be received by electronic upload no later than 4:00p.m. on August 14, 2020.



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Arizona
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Arizona Department of Housing 2020 Information Bulletin

PROGRAMS: Rental Development and Rental Compliance
REGARDING: Low Income Housing Tax Credit Income and Rent Limits
(Post-1989 Developments) effective as of 04-01-2020

INFORMATION BULLETIN No. 21-20

ISSUED: April 1, 2020

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

Attached are the new 2020 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of April 1, 2020

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

Alternate limits are available for the HERA impacted counties of Apache, Cochise, La Paz, Mohave, Santa Cruz, and Yuma. ADOH consent is required to use the alternate limits.

Rent increases

Although the Qualified Allocation Plan does not limit an owner/agent's ability to increase rents, The Arizona Department of Housing (ADOH) strongly encourages owner/agents to consider the following options should they choose to increase rents in light of the COVID-19 pandemic and the Governor's 120-day delay for eviction proceedings.

- A. Delay rent increases until 60 days after the Governor's 120-day eviction delay and/or until COVID-19 isolation/quarantine, restrictions have been lifted.
- B. Defer (at least) the increased portion of the rent for a timeframe outlined in A. above, with a voluntary, reasonable, and executed repayment agreement.
- C. Other actions that work within the spirit of the above. These could include a combination of A. and B. above.



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Reminder: HOME rents

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

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

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



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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Phoenix (Maricopa/Pinal)	60	\$32,700	\$37,380	\$42,060	\$46,680	\$50,460	\$54,180	\$57,900	\$61,620	\$817	\$876	\$1,051	\$1,214	\$1,354	\$1,494
	50	\$27,250	\$31,150	\$35,050	\$38,900	\$42,050	\$45,150	\$48,250	\$51,350	\$681	\$730	\$876	\$1,011	\$1,128	\$1,245
	40	\$21,800	\$24,920	\$28,040	\$31,120	\$33,640	\$36,120	\$38,600	\$41,080	\$545	\$584	\$701	\$809	\$903	\$996
	30	\$16,350	\$18,690	\$21,030	\$23,340	\$25,230	\$27,090	\$28,950	\$30,810	\$408	\$438	\$525	\$607	\$677	\$747
	20	\$10,900	\$12,460	\$14,020	\$15,560	\$16,820	\$18,060	\$19,300	\$20,540	\$272	\$292	\$350	\$404	\$451	\$498
Tucson (Pima)	60	\$28,740	\$32,880	\$36,960	\$41,040	\$44,340	\$47,640	\$50,940	\$54,180	\$718	\$770	\$924	\$1,067	\$1,191	\$1,314
	50	\$23,950	\$27,400	\$30,800	\$34,200	\$36,950	\$39,700	\$42,450	\$45,150	\$598	\$641	\$770	\$889	\$992	\$1,095
	40	\$19,160	\$21,920	\$24,640	\$27,360	\$29,560	\$31,760	\$33,960	\$36,120	\$479	\$513	\$616	\$711	\$794	\$876
	30	\$14,370	\$16,440	\$18,480	\$20,520	\$22,170	\$23,820	\$25,470	\$27,090	\$359	\$385	\$462	\$533	\$595	\$657
	20	\$9,580	\$10,960	\$12,320	\$13,680	\$14,780	\$15,880	\$16,980	\$18,060	\$239	\$256	\$308	\$355	\$397	\$438
Yuma (Yuma)	60	\$23,100	\$26,400	\$29,700	\$32,940	\$35,580	\$38,220	\$40,860	\$43,500	\$577	\$618	\$742	\$856	\$955	\$1,054
	50	\$19,250	\$22,000	\$24,750	\$27,450	\$29,650	\$31,850	\$34,050	\$36,250	\$481	\$515	\$618	\$713	\$796	\$878
	40	\$15,400	\$17,600	\$19,800	\$21,960	\$23,720	\$25,480	\$27,240	\$29,000	\$385	\$412	\$495	\$571	\$637	\$703
	30	\$11,550	\$13,200	\$14,850	\$16,470	\$17,790	\$19,110	\$20,430	\$21,750	\$288	\$309	\$371	\$428	\$477	\$527
	20	\$7,700	\$8,800	\$9,900	\$10,980	\$11,860	\$12,740	\$13,620	\$14,500	\$192	\$206	\$247	\$285	\$318	\$351
HERA Special	60	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660	\$606	\$648	\$778	\$899	\$1,003	\$1,107
	50	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050	\$505	\$540	\$648	\$749	\$836	\$922
	40	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440	\$404	\$432	\$519	\$599	\$669	\$738
	30	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830	\$303	\$324	\$389	\$449	\$501	\$553
	20	\$8,080	\$9,220	\$10,380	\$11,520	\$12,460	\$13,380	\$14,300	\$15,220	\$202	\$216	\$259	\$299	\$334	\$369
Apache	60	\$20,760	\$23,700	\$26,640	\$29,580	\$31,980	\$34,320	\$36,720	\$39,060	\$519	\$555	\$666	\$769	\$858	\$947
	50	\$17,300	\$19,750	\$22,200	\$24,650	\$26,650	\$28,600	\$30,600	\$32,550	\$432	\$463	\$555	\$641	\$715	\$789
	40	\$13,840	\$15,800	\$17,760	\$19,720	\$21,320	\$22,880	\$24,480	\$26,040	\$346	\$370	\$444	\$513	\$572	\$631
	30	\$10,380	\$11,850	\$13,320	\$14,790	\$15,990	\$17,160	\$18,360	\$19,530	\$259	\$277	\$333	\$384	\$429	\$473
	20	\$6,920	\$7,900	\$8,880	\$9,860	\$10,660	\$11,440	\$12,240	\$13,020	\$173	\$185	\$222	\$256	\$286	\$315
HERA Special	60	\$24,900	\$28,440	\$31,980	\$35,520	\$38,400	\$41,220	\$44,100	\$46,920	\$622	\$666	\$799	\$924	\$1,030	\$1,137
	50	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100	\$518	\$555	\$666	\$770	\$858	\$948
	40	\$16,600	\$18,960	\$21,320	\$23,680	\$25,600	\$27,480	\$29,400	\$31,280	\$415	\$444	\$533	\$616	\$687	\$758
	30	\$12,450	\$14,220	\$15,990	\$17,760	\$19,200	\$20,610	\$22,050	\$23,460	\$311	\$333	\$399	\$462	\$515	\$568
	20	\$8,300	\$9,480	\$10,660	\$11,840	\$12,800	\$13,740	\$14,700	\$15,640	\$207	\$222	\$266	\$308	\$343	\$379

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	Rent	Rent	Rent	Rent	Rent	Rent
Cochise	60	\$25,200	\$28,800	\$32,400	\$35,940	\$38,820	\$41,700	\$44,580	\$47,460	\$630	\$675	\$810	\$934	\$1,042	\$1,150
	50	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550	\$525	\$562	\$675	\$778	\$868	\$958
	40	\$16,800	\$19,200	\$21,600	\$23,960	\$25,880	\$27,800	\$29,720	\$31,640	\$420	\$450	\$540	\$623	\$695	\$767
	30	\$12,600	\$14,400	\$16,200	\$17,970	\$19,410	\$20,850	\$22,290	\$23,730	\$315	\$337	\$405	\$467	\$521	\$575
	20	\$8,400	\$9,600	\$10,800	\$11,980	\$12,940	\$13,900	\$14,860	\$15,820	\$210	\$225	\$270	\$311	\$347	\$383
HERA Special	60	\$27,900	\$31,860	\$35,820	\$39,780	\$43,020	\$46,200	\$49,380	\$52,560	\$697	\$747	\$895	\$1,035	\$1,155	\$1,274
	50	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800	\$581	\$622	\$746	\$862	\$962	\$1,061
	40	\$18,600	\$21,240	\$23,880	\$26,520	\$28,680	\$30,800	\$32,920	\$35,040	\$465	\$498	\$597	\$690	\$770	\$849
	30	\$13,950	\$15,930	\$17,910	\$19,890	\$21,510	\$23,100	\$24,690	\$26,280	\$348	\$373	\$447	\$517	\$577	\$637
	20	\$9,300	\$10,620	\$11,940	\$13,260	\$14,340	\$15,400	\$16,460	\$17,520	\$232	\$249	\$298	\$345	\$385	\$424
Coconino	60	\$31,620	\$36,120	\$40,620	\$45,120	\$48,780	\$52,380	\$55,980	\$59,580	\$790	\$846	\$1,015	\$1,173	\$1,309	\$1,444
	50	\$26,350	\$30,100	\$33,850	\$37,600	\$40,650	\$43,650	\$46,650	\$49,650	\$658	\$705	\$846	\$978	\$1,091	\$1,203
	40	\$21,080	\$24,080	\$27,080	\$30,080	\$32,520	\$34,920	\$37,320	\$39,720	\$527	\$564	\$677	\$782	\$873	\$963
	30	\$15,810	\$18,060	\$20,310	\$22,560	\$24,390	\$26,190	\$27,990	\$29,790	\$395	\$423	\$507	\$586	\$654	\$722
	20	\$10,540	\$12,040	\$13,540	\$15,040	\$16,260	\$17,460	\$18,660	\$19,860	\$263	\$282	\$338	\$391	\$436	\$481
Gila	60	\$22,560	\$25,800	\$29,040	\$32,220	\$34,800	\$37,380	\$39,960	\$42,540	\$564	\$604	\$726	\$837	\$934	\$1,031
	50	\$18,800	\$21,500	\$24,200	\$26,850	\$29,000	\$31,150	\$33,300	\$35,450	\$470	\$503	\$605	\$698	\$778	\$859
	40	\$15,040	\$17,200	\$19,360	\$21,480	\$23,200	\$24,920	\$26,640	\$28,360	\$376	\$403	\$484	\$558	\$623	\$687
	30	\$11,280	\$12,900	\$14,520	\$16,110	\$17,400	\$18,690	\$19,980	\$21,270	\$282	\$302	\$363	\$418	\$467	\$515
	20	\$7,520	\$8,600	\$9,680	\$10,740	\$11,600	\$12,460	\$13,320	\$14,180	\$188	\$201	\$242	\$279	\$311	\$343
Graham	60	\$26,220	\$30,000	\$33,720	\$37,440	\$40,440	\$43,440	\$46,440	\$49,440	\$655	\$702	\$843	\$973	\$1,086	\$1,198
	50	\$21,850	\$25,000	\$28,100	\$31,200	\$33,700	\$36,200	\$38,700	\$41,200	\$546	\$585	\$702	\$811	\$905	\$998
	40	\$17,480	\$20,000	\$22,480	\$24,960	\$26,960	\$28,960	\$30,960	\$32,960	\$437	\$468	\$562	\$649	\$724	\$799
	30	\$13,110	\$15,000	\$16,860	\$18,720	\$20,220	\$21,720	\$23,220	\$24,720	\$327	\$351	\$421	\$486	\$543	\$599
	20	\$8,740	\$10,000	\$11,240	\$12,480	\$13,480	\$14,480	\$15,480	\$16,480	\$218	\$234	\$281	\$324	\$362	\$399
Greenlee	60	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125	\$1,241
	50	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937	\$1,034
	40	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750	\$827
	30	\$13,590	\$15,510	\$17,460	\$19,380	\$20,940	\$22,500	\$24,060	\$25,590	\$339	\$363	\$436	\$504	\$562	\$620
	20	\$9,060	\$10,340	\$11,640	\$12,920	\$13,960	\$15,000	\$16,040	\$17,060	\$226	\$242	\$291	\$336	\$375	\$413

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
La Paz	60	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600	\$525	\$562	\$675	\$780	\$870	\$960
	50	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000	\$437	\$468	\$562	\$650	\$725	\$800
	40	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400	\$350	\$375	\$450	\$520	\$580	\$640
	30	\$10,500	\$12,000	\$13,500	\$15,000	\$16,200	\$17,400	\$18,600	\$19,800	\$262	\$281	\$337	\$390	\$435	\$480
	20	\$7,000	\$8,000	\$9,000	\$10,000	\$10,800	\$11,600	\$12,400	\$13,200	\$175	\$187	\$225	\$260	\$290	\$320
HERA Special	60	\$23,280	\$26,640	\$29,940	\$33,240	\$35,940	\$38,580	\$41,220	\$43,920	\$582	\$624	\$748	\$864	\$964	\$1,064
	50	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600	\$485	\$520	\$623	\$720	\$803	\$886
	40	\$15,520	\$17,760	\$19,960	\$22,160	\$23,960	\$25,720	\$27,480	\$29,280	\$388	\$416	\$499	\$576	\$643	\$709
	30	\$11,640	\$13,320	\$14,970	\$16,620	\$17,970	\$19,290	\$20,610	\$21,960	\$291	\$312	\$374	\$432	\$482	\$532
	20	\$7,760	\$8,880	\$9,980	\$11,080	\$11,980	\$12,860	\$13,740	\$14,640	\$194	\$208	\$249	\$288	\$321	\$354
Mohave	60	\$23,400	\$26,760	\$30,120	\$33,420	\$36,120	\$38,820	\$41,460	\$43,200	\$585	\$627	\$753	\$869	\$970	\$1,058
	50	\$19,500	\$22,300	\$25,100	\$27,850	\$30,100	\$32,350	\$34,550	\$36,000	\$487	\$522	\$627	\$724	\$808	\$881
	40	\$15,600	\$17,840	\$20,080	\$22,280	\$24,080	\$25,880	\$27,640	\$28,800	\$390	\$418	\$502	\$579	\$647	\$705
	30	\$11,700	\$13,380	\$15,060	\$16,710	\$18,060	\$19,410	\$20,730	\$21,600	\$292	\$313	\$376	\$434	\$485	\$529
	20	\$7,800	\$8,920	\$10,040	\$11,140	\$12,040	\$12,940	\$13,820	\$14,400	\$195	\$209	\$251	\$289	\$323	\$352
HERA Special	60	\$31,020	\$35,460	\$39,900	\$44,280	\$47,880	\$51,420	\$54,960	\$58,500	\$775	\$831	\$997	\$1,152	\$1,285	\$1,418
	50	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750	\$646	\$692	\$831	\$960	\$1,071	\$1,181
	40	\$20,680	\$23,640	\$26,600	\$29,520	\$31,920	\$34,280	\$36,640	\$39,000	\$517	\$554	\$665	\$768	\$857	\$945
	30	\$15,510	\$17,730	\$19,950	\$22,140	\$23,940	\$25,710	\$27,480	\$29,250	\$387	\$415	\$498	\$576	\$642	\$709
	20	\$10,340	\$11,820	\$13,300	\$14,760	\$15,960	\$17,140	\$18,320	\$19,500	\$258	\$277	\$332	\$384	\$428	\$472
Navajo	60	\$22,380	\$25,560	\$28,740	\$31,920	\$34,500	\$37,080	\$39,600	\$42,180	\$559	\$599	\$718	\$830	\$927	\$1,022
	50	\$18,650	\$21,300	\$23,950	\$26,600	\$28,750	\$30,900	\$33,000	\$35,150	\$466	\$499	\$598	\$691	\$772	\$851
	40	\$14,920	\$17,040	\$19,160	\$21,280	\$23,000	\$24,720	\$26,400	\$28,120	\$373	\$399	\$479	\$553	\$618	\$681
	30	\$11,190	\$12,780	\$14,370	\$15,960	\$17,250	\$18,540	\$19,800	\$21,090	\$279	\$299	\$359	\$415	\$463	\$511
	20	\$7,460	\$8,520	\$9,580	\$10,640	\$11,500	\$12,360	\$13,200	\$14,060	\$186	\$199	\$239	\$276	\$309	\$340

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)
(Figures derived from HUD Median Income Charts effective April 01, 2020)

MSA/County	%	Imputed Income								Allowable Rent					
		(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
Santa Cruz	60	\$20,760	\$23,700	\$26,640	\$29,580	\$31,980	\$34,320	\$36,720	\$39,060	\$519	\$555	\$666	\$769	\$858	\$947
	50	\$17,300	\$19,750	\$22,200	\$24,650	\$26,650	\$28,600	\$30,600	\$32,550	\$432	\$463	\$555	\$641	\$715	\$789
	40	\$13,840	\$15,800	\$17,760	\$19,720	\$21,320	\$22,880	\$24,480	\$26,040	\$346	\$370	\$444	\$513	\$572	\$631
	30	\$10,380	\$11,850	\$13,320	\$14,790	\$15,990	\$17,160	\$18,360	\$19,530	\$259	\$277	\$333	\$384	\$429	\$473
	20	\$6,920	\$7,900	\$8,880	\$9,860	\$10,660	\$11,440	\$12,240	\$13,020	\$173	\$185	\$222	\$256	\$286	\$315
HERA Special	60	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980	\$543	\$582	\$699	\$807	\$900	\$993
	50	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150	\$452	\$485	\$582	\$672	\$750	\$828
	40	\$14,480	\$16,560	\$18,640	\$20,680	\$22,360	\$24,000	\$25,680	\$27,320	\$362	\$388	\$466	\$538	\$600	\$662
	30	\$10,860	\$12,420	\$13,980	\$15,510	\$16,770	\$18,000	\$19,260	\$20,490	\$271	\$291	\$349	\$403	\$450	\$496
	20	\$7,240	\$8,280	\$9,320	\$10,340	\$11,180	\$12,000	\$12,840	\$13,660	\$181	\$194	\$233	\$269	\$300	\$331
Yavapai	60	\$27,180	\$31,020	\$34,920	\$38,760	\$41,880	\$45,000	\$48,120	\$51,180	\$679	\$727	\$873	\$1,008	\$1,125	\$1,241
	50	\$22,650	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,100	\$42,650	\$566	\$606	\$727	\$840	\$937	\$1,034
	40	\$18,120	\$20,680	\$23,280	\$25,840	\$27,920	\$30,000	\$32,080	\$34,120	\$453	\$485	\$582	\$672	\$750	\$827
	30	\$13,590	\$15,510	\$17,460	\$19,380	\$20,940	\$22,500	\$24,060	\$25,590	\$339	\$363	\$436	\$504	\$562	\$620
	20	\$9,060	\$10,340	\$11,640	\$12,920	\$13,960	\$15,000	\$16,040	\$17,060	\$226	\$242	\$291	\$336	\$375	\$413



Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 22-20

ISSUED: April 3, 2020

RE: List of 2020 LIHTC Applications Received

The Arizona Department of Housing received 24 applications in response to the 2020 Qualified Allocation Plan. A list of these applications may be downloaded from the following location on the ADOH website:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123

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

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



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<https://housing.az.gov>



Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: LIHTC

INFORMATION BULLETIN No. 23-20

ISSUED: April 9, 2020

RE: Revisions to Asset Management Handbook and Qualified Contract Application Process

The Arizona Department of Housing (ADOH) specific goals as stated in the applicable year's Qualified Allocation Plan, is to preserve its affordable rental housing stock in the State. Therefore, ADOH has implemented changes to its Asset Management as it pertains to administering Section 42(h)(6)(I) of the Internal Revenue Code regarding Qualified Contracts.

The updated Asset Management Handbook, Qualified Contract Application, and new procedures can be found at the following link: <https://housing.az.gov/documents-links/forms/asset-management>

Please contact Jeanne Redondo at (602) 771-1031 with questions.



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 24-20

ISSUED: April 27, 2020

RE: LIHTC 10% Test Late Fees and Loan Payment Deferrals

The Arizona Department of Housing (“ADOH”) has been following the COVID-19 pandemic as it pertains to multifamily property operations and is responding on multiple fronts.

- ADOH will waive the \$250 per day 10% Test late fee pursuant to Section 6.4 of the 2019 Qualified Allocation Plan for 10% Tests that are due June 29, 2020. Please be advised that this is not an extension of the statutory deadline to complete the 10% Test within one year of the effective date of the Carryover Allocation.
- Additionally, the Department is reminding borrowers that requests to defer loan payments are reviewed and approved on a case by case basis, based upon the inability to make the payment as demonstrated by financial statements for the year of the applicable period for which the payment is due. ADOH may also consider current operations in its determination whether to defer a payment, if all property reserves have been expended in accordance with the Project’s Operating Agreement, due to tenants’ inability to pay rent.
- Finally, landlords and property management companies are encouraged to share the Department’s [eviction prevention program](#) with tenants who are impacted by COVID-19 and unable to pay their rent. The program pays the rental assistance directly to the landlord to maintain property operations.

The Department will continue to monitor the effects of the pandemic and will issue further policy changes, if necessary, in the future.

Questions regarding this information bulletin may be directed to Jeanne Redondo, Rental Programs Administrator via email at: jeanne.redondo@azhousing.gov.

Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: HOPWA-CV and ESG-CV1

INFORMATION BULLETIN No. 25-20

RE-ISSUED: June 19, 2020

RE: Notice of Public Comment Period and Public Hearing – State of Arizona Citizen Participation Plan and Substantial Amendment to the FY2019 HUD Action Plan for HOPWA-CV and ESG-CV1 funding

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist states and communities in their efforts to prevent, prepare for and respond to the coronavirus COVID- 19. The CARES Act included supplemental formula allocations to US Department of Housing and Urban Development (HUD) programs, including HOPWA-CV \$57,316 and ESG-CV1 \$5,950,572 for the State of Arizona. The addition of HOPWA-CV and ESG-CV1 funds requires a substantial amendment to the FY2019 HUD Action Plan.

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

HOPWA-CV funds are administered by the Arizona Department of Housing (ADOH). HOPWA-CV funds will be distributed to two HOPWA project sponsors - Mohave County and Northland Cares. Six percent (6%/\$3,439) of HOPWA-CV funds will be retained by the ADOH for administration; of the remaining funds, project sponsors will use 10% (\$5,388) for administration and 90% (\$48,489) to provide short-term rent, mortgage and utility assistance to prevent homelessness among an estimated 30 people living with HIV/AIDS and their families.

HOPWA-CV funds are administered by the Arizona Department of Housing (ADOH). HOPWA-CV funds will be distributed to two HOPWA project sponsors - Mohave County and Northland Cares. Six percent (6%/\$3,439) of HOPWA-CV funds will be retained by the ADOH for administration; of the remaining funds, project sponsors will use 10% (\$5,388) for

administration and 90% (\$48,489) to provide short-term rent, mortgage and utility assistance to prevent homelessness among an estimated 30 people living with HIV/AIDS and their families.

ESG-CV1 funds are administered by the Arizona Department of Economic Security (DES). ESG-CV1 funds will be distributed through a grants process pursuant to Arizona Revised Statutes 41-2703 and will take into account the needs of service areas, availability of service providers, and availability of other resources to meet current and emerging needs. Approximately 73% of ESG-CV1 funds will be used for temporary emergency shelter, and 27% will be used for homelessness prevention. It is anticipated that ESG-CV1 funding will benefit 600 people and 300 households.

The Arizona Department of Housing (ADOH) will hold a virtual public hearing via webinar to receive input on the Citizen Participation Plan and FY2019 HUD Action Plan substantial amendment on **Wednesday June 24, 2020 at 2:00 pm.**

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

<https://us02web.zoom.us/meeting/register/tZcsd-6tqTMtHtLDxwBQf80itU7CIIm3TRiRa>

The hearing will provide for online commenting. ADOH will also accept written comments through June 24, 2020. Please direct questions and comments to:
publiccomment@azhousing.gov.

Both plans are available in draft form for public review through June 24, 2020 at:
<https://housing.az.gov/documents-links/publications>.



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 26-20

ISSUED: June 4, 2020

RE: LIHTC Placed In Service Date

[IRS Revenue Procedure 2014-49](#) permits a state allocating agency to grant up to a one-year extension to the deadline to place a project in service when an owner has a carryover allocation for a building located in a Major Disaster Area and the Major Disaster occurs on or after the date of the carryover allocation.

If you have entered into a Low Income Housing Tax Credit Carryover Allocation Agreement for 2018 or 2019 tax credits, and due to the COVID-19 pandemic you cannot reasonably meet the § 42(h)(1)(E)(i) placed in service deadline by December 31, 2020 or 2021 respectively, please send a waiver request (QAP Section 2.9(A)(5) for an extension via email to Jeanne Redondo, Rental Programs Administrator at jeanne.redondo@azhousing.gov.

Include the following in the request:

- Description of the project-specific facts and circumstances that prevent the Owner from meeting the placed in service deadline;
- Documentation that supports that description;
- The date to which you are requesting an extension of the placed in service deadline, and;
- Letters from your lender(s) and syndicator, stating that the requested extension will not adversely affect the financing they have committed to the Project. The Developer is responsible for filling any financing gaps created by the delay. The Arizona Department of Housing (“ADOH”) will not provide additional tax credits or financing to the Project.

The request for relief must be received by the Arizona Department of Housing (“ADOH”) on or before October 31, 2020. If the request is approved, the Arizona Department of Housing will issue an amendment to the Carryover Agreement and report the extension to the IRS. Questions regarding this information bulletin may be directed to Jeanne Redondo, Rental Programs Administrator via email at: jeanne.redondo@azhousing.gov.



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 27-20

ISSUED: June 19, 2020

RE: 2020 LIHTC Awards Announced & 2021 QAP Comment Period Opens

The Arizona Department of Housing (“the Department”) is pleased to announce that it has reserved \$20,593,205 in federal tax credits, with an investment value of nearly \$206 million from the federal government, for thirteen projects comprised of 1,022 units in the 2020 Low Income Housing Tax Credit round. This is a nearly 11% increase (101 Units) over the number of units achieved in 2019. A list of the awards may be downloaded from the following location on the Department’s website: https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123

The 2020 Qualified Allocation Plan (“QAP”) achieved the Department’s goal to increase the number of units as well as number of people who will be served with attainable housing in the 9% competitive LIHTC Round. It achieved this goal while maintaining options for Arizonans to live in apartments ranging from efficiencies designed for single persons to 5-bedroom homes intended for larger, multigenerational families. The 2020 awards increased the number of imputed people who may be housed by nearly 6% (184 people), when compared to 2019 awards. In addition, the amount of Tax Credits awarded as a percentage of the Total Development Cost was reduced from 8.20% to 7.87%. 2020 Tax credits will account for an average of 72% of total development costs, a reduction over the 2019 average of almost 76%.

Projects will be built statewide, with 8 in Maricopa County, 2 in Pima County (where one will be located within the Pascua Yaqui community), and 1 project each in Cochise, Coconino, and Yuma Counties.

The Department is opening its comment period today to request input for the 2021 Qualified Allocation Plan (“QAP”). The QAP is the document which governs the allocation and use of Low Income Housing Tax Credits in accordance with Section 42 of the Internal Revenue Code of 1986, as amended.

While comments will continue to be accepted through the end of the comment period this autumn, please provide written comments by **July 20, 2020 at 5:00 p.m.** via letter or email to either of the following addresses, if you would like your comments to be considered when formulating the first draft of the QAP:

<p><u>By Mail:</u> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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The 2020 QAP and Clarifications to the 2020 QAP can be found on the ADOH website at: https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646

A draft of the 2021 QAP will be made available by **August 14, 2020** at the following website:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Special Needs Housing

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 28-20

ISSUED: June 23, 2020

RE: 2020 Point in Time Count Sheltered/Unsheltered Report

The Arizona Balance of State Continuum of Care (AZBOSCO) submitted the 2020 Point in Time Count Report to HUD on June 15, 2020. The submitted report can be found at: https://housing.az.gov/documents-links/forms/special-needs-continuum?tid_2=755

For additional information about the report, please contact:

Ryan Vernick

Balance of State Continuum of Care Coordinator

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

ryan.vernick@azhousing.gov

602.771.1017

Thank you.

ADA and Equal Opportunity Compliance Statement:

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



Arizona
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Arizona Department of Housing 2020 Information Bulletin

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

REGARDING: HOME, State Housing Trust Funds, CDBG, HOPWA, NSP I, NSP III and NHTF

INFORMATION BULLETIN No. 29-20

ISSUED: June 25, 2020

RE: HOME, State HTF, CDBG, HOPWA, NSP Program Income & Rent Limits effective July 1, 2020

The 2020 income and rent limits for Home Investment Partnership Program (HOME), State Housing Trust Fund (HTF), Community Development Block Grant (CDBG), Housing Opportunities for Persons with Aids (HOPWA) and Neighborhood Stabilization Program (NSP) are available for download from the Income and Rent Limits page of the Department's website at:

<https://housing.az.gov/documents-links/forms/rent-limits>. The income and rent limits are effective July 1, 2020.

Please note that the NHTF limits are separate from the other program income and rent limits, and have their own designated limit charts and will be released in the coming days.

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

Reminder: HOME rents



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

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

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



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2020 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

7/1/2020

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

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
Flagstaff, AZ Coconino County MEDIAN HOUSEHOLD	30%	15800	18050	20300	22550	24400	26200	28000	29800
	50% (Very Low-Income)	26350	30100	33850	37600	40650	43650	46650	49650
	60%	31620	36120	40620	45120	48780	52380	55980	59580
	80% (Low-Income)	42150	48150	54150	60150	65000	69800	74600	79400
Lake Havasu City-Kingman, AZ Mohave County MEDIAN HOUSEHOLD	30%	11700	13400	15050	16700	18050	19400	20750	22050
	50% (Very Low-Income)	19500	22300	25100	27850	30100	32350	34550	36800
	60%	23400	26760	30120	33420	36120	38820	41460	44160
	80% (Low-Income)	31200	35650	40100	44550	48150	51700	55250	58850
Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties MEDIAN HOUSEHOLD	30%	16350	18700	21050	23350	25250	27100	29000	30850
	50% (Very Low-Income)	27250	31150	35050	38900	42050	45150	48250	51350
	60%	32700	37380	42060	46680	50460	54180	57900	61620
	80% (Low-Income)	43600	49800	56050	62250	67250	72250	77200	82200
Prescott, AZ Yavapai County MEDIAN HOUSEHOLD	30%	13600	15550	17500	19400	21000	22550	24100	25650
	50% (Very Low-Income)	22650	25850	29100	32300	34900	37500	40100	42650
	60%	27180	31020	34920	38760	41880	45000	48120	51180
	80% (Low-Income)	36200	41400	46550	51700	55850	60000	64150	68250
Tucson, AZ Pima County MEDIAN HOUSEHOLD	30%	14350	16400	18450	20500	22150	23800	25450	27100
	50% (Very Low-Income)	23950	27400	30800	34200	36950	39700	42450	45150
	60%	28740	32880	36960	41040	44340	47640	50940	54180
	80% (Low-Income)	38300	43800	49250	54700	59100	63500	67850	72250
Yuma, AZ Yuma County MEDIAN HOUSEHOLD	30%	11550	13200	14850	16450	17800	19100	20400	21750
	50% (Very Low-Income)	19250	22000	24750	27450	29650	31850	34050	36250
	60%	23100	26400	29700	32940	35580	38220	40860	43500
	80% (Low-Income)	30750	35150	39550	43900	47450	50950	54450	57950
: Apache County MEDIAN HOUSEHOLD	30%	10400	11850	13350	14800	16000	17200	18400	19550
	50% (Very Low-Income)	17300	19750	22200	24650	26650	28600	30600	32550
	60%	20760	23700	26640	29580	31980	34320	36720	39060
	80% (Low-Income)	27650	31600	35550	39450	42650	45800	48950	52100
: Cochise County MEDIAN HOUSEHOLD	30%	12600	14400	16200	17950	19400	20850	22300	23700
	50% (Very Low-Income)	21000	24000	27000	29950	32350	34750	37150	39550
	60%	25200	28800	32400	35940	38820	41700	44580	47460
	80% (Low-Income)	33550	38350	43150	47900	51750	55600	59400	63250

2020 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

7/1/2020

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

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +	
: Gila County		30%	11300	12900	14500	16100	17400	18700	20000	21300
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18800	21500	24200	26850	29000	31150	33300	35450	
	60%	22560	25800	29040	32220	34800	37380	39960	42540	
	80% (Low-Income)	30100	34400	38700	42950	46400	49850	53300	56700	
: Graham County		30%	13100	15000	16850	18700	20200	21700	23200	24700
MEDIAN HOUSEHOLD	50% (Very Low-Income)	21850	25000	28100	31200	33700	36200	38700	41200	
	60%	26220	30000	33720	37440	40440	43440	46440	49440	
	80% (Low-Income)	34950	39950	44950	49900	53900	57900	61900	65900	
: Greenlee County		30%	13600	15550	17500	19400	21000	22550	24100	25650
MEDIAN HOUSEHOLD	50% (Very Low-Income)	22650	25850	29100	32300	34900	37500	40100	42650	
	60%	27180	31020	34920	38760	41880	45000	48120	51180	
	80% (Low-Income)	36200	41400	46550	51700	55850	60000	64150	68250	
: La Paz County		30%	10500	12000	13500	15000	16200	17400	18600	19800
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17500	20000	22500	25000	27000	29000	31000	33000	
	60%	21000	24000	27000	30000	32400	34800	37200	39600	
	80% (Low-Income)	28000	32000	36000	40000	43200	46400	49600	52800	
: Navajo County		30%	11200	12800	14400	15950	17250	18550	19800	21100
MEDIAN HOUSEHOLD	50% (Very Low-Income)	18650	21300	23950	26600	28750	30900	33000	35150	
	60%	22380	25560	28740	31920	34500	37080	39600	42180	
	80% (Low-Income)	29800	34050	38300	42550	46000	49400	52800	56200	
: Santa Cruz County		30%	10400	11850	13350	14800	16000	17200	18400	19550
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17300	19750	22200	24650	26650	28600	30600	32550	
	60%	20760	23700	26640	29580	31980	34320	36720	39060	
	80% (Low-Income)	27650	31600	35550	39450	42650	45800	48950	52100	

2020 ARIZONA RENT LIMITS

ARIZONA COUNTIES

7/1/2020

State of Arizona -- State Housing Fund and CDBG Programs

HOME, State HTF, NSP and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Flagstaff, AZ Coconino County	LOW HOME RENT	668	716	860	993	1108	1223	1337
	HIGH HOME RENT	850	912	1096	1257	1383	1507	1632
For information only:	Fair Market Rent	964	1024	1266	1653	2003	2303	2604
	50% Rent Limit	668	716	860	993	1108	1223	1337
	65% Rent Limit	850	912	1096	1257	1383	1507	1632
<hr/>								
Lake Havasu City - Kingman Mohave County	LOW HOME RENT	487	522	627	724	808	891	974
	HIGH HOME RENT	614	659	793	907	993	1077	1161
For information only:	Fair Market Rent	630	698	871	1256	1385	1593	1801
	50% Rent Limit	487	522	627	724	808	891	974
	65% Rent Limit	614	659	793	907	993	1077	1161
<hr/>								
Phoenix, AZ Maricopa/Pinal Counties	LOW HOME RENT	681	730	876	1011	1128	1245	1361
	HIGH HOME RENT	847	928	1116	1280	1409	1536	1663
For information only:	Fair Market Rent	847	958	1173	1676	1916	2203	2491
	50% Rent Limit	681	730	876	1011	1128	1245	1361
	65% Rent Limit	865	928	1116	1280	1409	1536	1663
<hr/>								
Prescott, AZ Yavapai County	LOW HOME RENT	578	620	743	859	958	1058	1156
	HIGH HOME RENT	714	781	946	1083	1189	1293	1397
For information only:	Fair Market Rent	714	781	1026	1438	1501	1726	1951
	50% Rent Limit	578	620	743	859	958	1058	1156
	65% Rent Limit	733	786	946	1083	1189	1293	1397
<hr/>								
Tucson, AZ Pima County	LOW HOME RENT	598	641	770	889	992	1095	1197
	HIGH HOME RENT	618	721	949	1122	1233	1341	1450
For information only:	Fair Market Rent	618	721	949	1369	1618	1861	2103
	50% Rent Limit	598	641	770	889	992	1095	1197
	65% Rent Limit	759	814	979	1122	1233	1341	1450

2020 ARIZONA RENT LIMITS

ARIZONA COUNTIES

7/1/2020

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

			EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
Yuma, AZ	Yuma County	LOW HOME RENT	481	515	618	713	796	878	960
		HIGH HOME RENT	572	621	799	915	1001	1087	1172
For information only:		Fair Market Rent	572	621	816	1177	1433	1648	1863
		50% Rent Limit	481	515	618	713	796	878	960
		65% Rent Limit	619	664	799	915	1001	1087	1172
	: Apache County	LOW HOME RENT	433	464	557	643	718	792	866
		HIGH HOME RENT	502	589	723	845	924	1001	1077
For information only:		Fair Market Rent	502	589	723	980	1117	1285	1452
		50% Rent Limit	433	464	557	643	718	792	866
		65% Rent Limit	573	614	739	845	924	1001	1077
	: Cochise County	LOW HOME RENT	525	562	675	778	868	958	1048
		HIGH HOME RENT	654	658	857	1009	1106	1202	1298
For information only:		Fair Market Rent	654	658	857	1236	1505	1731	1957
		50% Rent Limit	525	562	675	778	868	958	1048
		65% Rent Limit	683	733	881	1009	1106	1202	1298
	: Gila County	LOW HOME RENT	470	503	605	698	778	859	939
		HIGH HOME RENT	593	636	766	875	956	1037	1117
For information only:		Fair Market Rent	697	700	922	1244	1249	1436	1624
		50% Rent Limit	470	503	605	698	778	859	939
		65% Rent Limit	593	636	766	875	956	1037	1117
	: Graham County	LOW HOME RENT	546	585	702	811	905	998	1092
		HIGH HOME RENT	590	727	853	1020	1119	1216	1313
For information only:		Fair Market Rent	590	727	853	1231	1362	1566	1771
		50% Rent Limit	546	585	702	811	905	998	1092
		65% Rent Limit	690	741	891	1020	1119	1216	1313

2020 ARIZONA RENT LIMITS

ARIZONA COUNTIES

7/1/2020

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

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM	
: Greenlee County		LOW HOME RENT	494	606	714	840	937	1034	1130
		HIGH HOME RENT	494	627	714	937	1036	1191	1347
For information only:	Fair Market Rent	494	627	714	937	1036	1191	1347	
	50% Rent Limit	566	606	727	840	937	1034	1130	
	65% Rent Limit	715	768	923	1059	1161	1262	1364	
: La Paz County		LOW HOME RENT	437	468	562	650	725	800	875
		HIGH HOME RENT	553	594	714	817	891	965	1039
For information only:	Fair Market Rent	593	651	857	1162	1212	1394	1576	
	50% Rent Limit	437	468	562	650	725	800	875	
	65% Rent Limit	553	594	714	817	891	965	1039	
: Navajo County		LOW HOME RENT	466	499	598	691	772	851	931
		HIGH HOME RENT	585	618	757	866	946	1026	1105
For information only:	Fair Market Rent	585	618	802	1087	1162	1336	1511	
	50% Rent Limit	466	499	598	691	772	851	931	
	65% Rent Limit	586	629	757	866	946	1026	1105	
: Santa Cruz County		LOW HOME RENT	435	466	560	646	721	796	869
		HIGH HOME RENT	533	571	714	817	891	965	1039
For information only:	Fair Market Rent	533	571	752	1015	1019	1172	1325	
	50% Rent Limit	435	466	560	646	721	796	869	
	65% Rent Limit	553	594	714	817	891	965	1039	



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 30-20

ISSUED: June 25, 2020

RE: AZBOSCOC Governance Advisory Board Membership Updates

The Arizona Department of Housing is the collaborative applicant for the Arizona Balance of State Continuum of Care (AZBOSCOC). The Governance Advisory Board provides guidance to operationalize policies and procedures to end homelessness in the AZBOSCOC geographic area which includes all Arizona counties except Maricopa and Pima. At the June 18, 2020 Governance Advisory Board meeting, Ms. Joanna Carr and Ms. Maria-Elena Ochoa were voted onto the board to fill two vacant membership positions. Ms. Carr, with the Arizona Housing Coalition will fill a non-sub-recipient position and Ms. Ochoa, with Against Abuse will fill a sub-recipient position. They both will provide expertise related to ending homelessness.

In addition, we would like to express our heartfelt gratitude for the leadership provided by Ms. Carole Benedict (Director, U.S. Veterans Initiative) as she steps down from the role of Co-Chair of the Governance Advisory Board. Ms. Benedict served as Co-Chair from February 2016 to June 2020. Ms. Camie Rasband (Catholic Community Services) was unanimously approved by the Governance Advisory Board as Co-Chair beginning her term July 2020.

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

Balance of State Continuum of Care Coordinator

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

ryan.vernick@azhousing.gov

602.771.1017

Thank you.

ADA and Equal Opportunity Compliance Statement

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



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Balance of State Continuum of Care

REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care

INFORMATION BULLETIN No. 31-20

ISSUED: July 17, 2020

RE: 2020 AZ Balance of State Continuum of Care Point in Time Count Data

The Arizona Department of Housing serves as the Lead Agency of the [Arizona Balance of State Continuum of Care](#) (AZBOSCO) covering the state's 13 rural counties. The Department is tasked by the U.S. Department of Housing and Urban Development (HUD) with conducting a Point in Time (PIT) count of persons and families experiencing homelessness in January each year. Surveying takes place in a variety of locations in Arizona's 13 rural counties. A total of 355 volunteers participated in this year's count. Separate counts took place in Pima and Maricopa Counties.

Please refer to the Arizona Department of [Housing Special Needs webpage](#) for the 2020 Point in Time Count Data report.

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

Ryan Vernick

Balance of State Continuum of Care Coordinator

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

ryan.vernick@azhousing.gov

602.771.1017



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 32-20

ISSUED: August 14, 2020

RE: 2021 QAP – First Draft Release and Virtual Focus Group

The Arizona Department of Housing (“ADOH”) has posted its first draft of the 2021 Qualified Allocation Plan (“QAP”) on its website at the following link:

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

ADOH will accept written comments on the first draft of the 2021 QAP until **September 8, 2020 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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Comments may also be provided at during a Virtual QAP Focus Group on Zoom scheduled for August 31, 2020 from 10:00 am to 12:00 noon. Please click the following link to register and join the discussion: <https://us02web.zoom.us/meeting/register/tZlOcOipqD4vG9E0xQg53asMaaq2esmTtr9P>



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Telephone (602) 771-1000 | Facsimile (602) 771-1002 | TDY (602) 771-1001
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Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: HTF

INFORMATION BULLETIN No. 33-20

ISSUED: August 18, 2020

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

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a Request for Proposals to renovate the Birch Building located on the Arizona State Hospital (ASH) grounds for the purpose of providing approximately fifty (50) units of transitional shelter for persons experiencing homelessness with mental health conditions including persons determined to be seriously mentally ill (SMI). Participants may have co-occurring disabilities or service needs in addition to mental health needs. ADOH will invest up to \$3,000,000 from the Housing Trust Fund to rehabilitate the building.

Through this RFP, ADOH expects the Applicant to identify: 1) Specific homeless sub population needs to be served by this project and facility; 2) Sustainable programmatic transitional shelter programs that will operated within the designated facility including possible Medicaid reimbursable services; 3) Sustainable fiscal funding strategies, including potential utilization of Medicaid reimbursement for partial or full programmatic and operational funding, to allow ongoing use of the facility for its intended purpose; and 4) Operators who will provide transitional shelter in the facility.

RFP materials may be found at the following link: https://housing.az.gov/documents-links/forms/nhtf?tid_2=786.

Applicant must submit one (1) electronic copy of the complete Response with all exhibits via the ADOH Portal (<https://housing.az.gov/portals/document-upload-portals/rental-development-upload-portal>).

**PROPOSALS MUST BE RECEIVED BY THE ADOH
ON OCTOBER 30, 2020 by 4PM (MST).**

The Department will not preview, comment on, or pre-judge any element of any proposal prior to its initial submittal. All requests for clarification shall be made in writing via e-mail to Rental-NOFA@azhousing.gov on or before September 30, 2020 and identify that the question pertains to this RFP. The responses thereto will be posted no more often than weekly to the Department’s website to a document entitled “Clarifications to the RFP – Birch Building”. Applicants are responsible for checking the Department’s website for this information. The clarifications will

be posted on the same page as the RFP.

interested parties will have an opportunity to participate in a virtual Q&A regarding the RFP on Monday, August 31, 2020, at 1:00pm by registering at the following link: <https://us02web.zoom.us/meeting/register/tZwpde6srj8rGt3YIOYT4C6rTapJdtAeiH9q>

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

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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



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Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: HTF

INFORMATION BULLETIN No. 34-20

ISSUED: September 8, 2020

**RE: Clarifications and Questions Answered for Request for Proposals:
Transitional Shelter for Persons Experiencing Homelessness with
Mental Health Needs**

The Arizona Department of Housing (“ADOH” or the “Department”) has posted clarifications and answered questions received from the Virtual Q&A held on August 31, 2020 regarding the Request for Proposals to renovate the Birch Building located on the Arizona State Hospital (ASH) grounds for the purpose of providing approximately fifty (50) units of transitional shelter for persons experiencing homelessness with mental health conditions including persons determined to be seriously mentally ill (SMI).

Clarifications and RFP materials may be found at the following link:
https://housing.az.gov/documents-links/forms/nhtf?tid_2=786.

Please note clarifications will continue to be posted through September 30, 2020. It is the Applicant’s responsibility to check back for future updates.

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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

Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: HTF

INFORMATION BULLETIN No. 35-20

ISSUED: September 14, 2020

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

TOUR OF BIRCH BUILDING

Respondents to the RFP have the opportunity to participate in a tour* of the ASH Birch Building property at 1 pm on Thursday, September 24, 2020. Interested respondents are asked to RSVP for the tour with Karina Jajou karina.jajou@azhousing.gov by Monday, September 21, 2020.

***Please meet for the tour at the Entrance off North 24th Street, north of East Van Buren Street.**

ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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



**The Arizona Department of Housing
2020 Information Bulletin**

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 36-20

ISSUED: October 8, 2020

RE: 2021 QAP Public Hearing and Alternative Public Comment Options

The Arizona Department of Housing (“ADOH”) plans to post the second draft of the 2021 Qualified Allocation Plan (“QAP”) on its website at the following link on or before Friday, October 9, 2020:

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

ADOH will hold a Public Hearing for the Draft 2021 QAP on Friday, October 16, 2020 from 1:00 pm to 3:00 pm. Participants may join virtually or in person.

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

<https://us02web.zoom.us/j/81381951547?pwd=bE8zQjVSaGd3eXk2ZGtYMEhUNEdadz09>

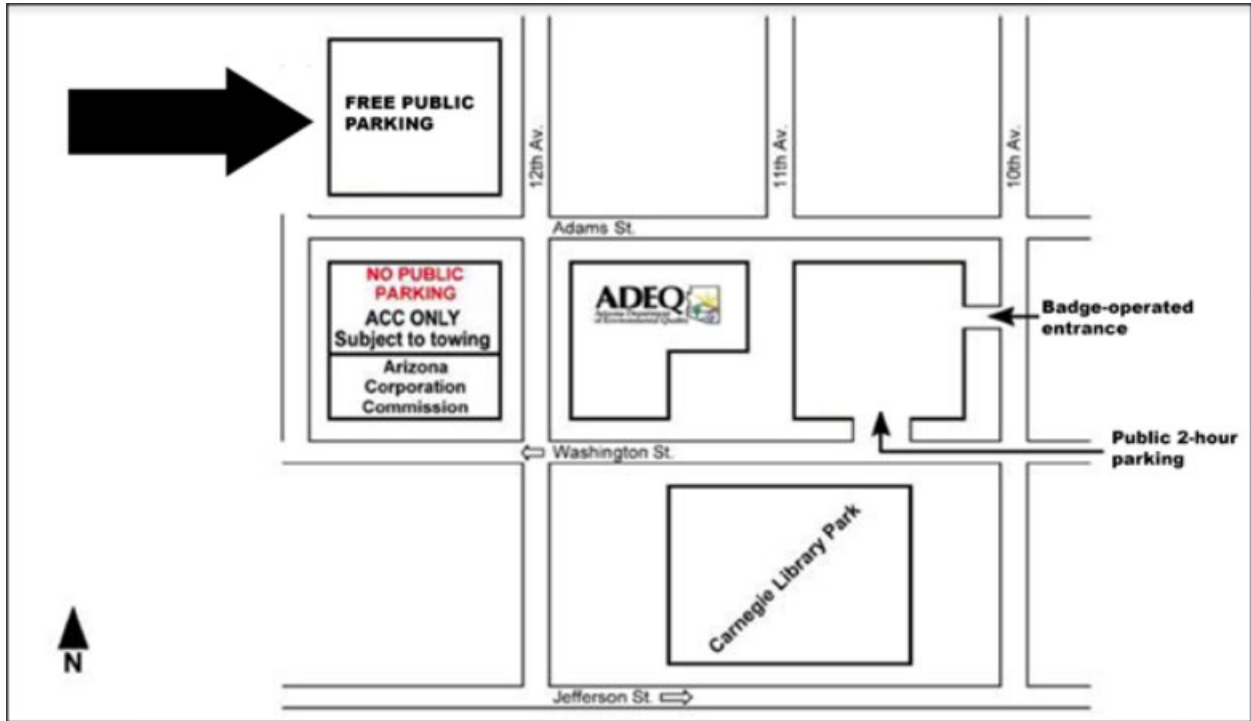
Participants attending in person are advised that appropriate social distancing measures will be applied, and masks are required to enter State of Arizona Buildings. The in-person venue will be held in the Arizona Department of Environmental Quality building located at:

1110 West Washington Street, Room 250
Phoenix, AZ 85007

ADOH will also accept written comments on the Draft 2021 QAP until **October 16, 2020 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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Parking for the in-person Public Hearing venue is available as follows:



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



The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 37-20

ISSUED: October 16, 2020

RE: 2021 Second Draft QAP - Public Comment Period

The Arizona Department of Housing (“ADOH”) has extended the deadline to submit written comments on the Draft 2021 QAP until **October 19, 2020 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov (Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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The second draft of the 2021 Qualified Allocation Plan (“QAP”) remains posted on its website at the following link:

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



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Arizona Department of Housing 2020 Information Bulletin

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

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

INFORMATION BULLETIN No. 38-20 REVISED

ISSUED: October 30, 2020

RE: Draft Consolidated Annual Performance and Evaluation Report

The Arizona Department of Housing (ADOH) has prepared a draft of its Federal FY 2019 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period of July 1, 2019 to June 30, 2020. The CAPER discusses the progress the State has made in meeting its goals for the following federal programs of the U.S. Department of Housing and Urban Development (HUD), which are administered by the State: Community Development Block Grant (CDBG); HOME Investment Partnership Program; Housing Opportunities for Persons With AIDS (HOPWA); Emergency Solutions Grant (ESG); and National Housing Trust Fund (HTF), as well as other state and federal programs relating to housing development. The ESG funds are administered by the Arizona Department of Economic Security. ADOH is also making available for public review, the CDBG Performance Evaluation Report (PER). This report is part of the CAPER but contained in a separate document.

A draft of the CAPER and PER reports will be available October 30, 2020 on ADOH's website (housing.az.gov/documents-links/publications) or by contacting the person listed below.

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

ADOH is accepting public comment on the CAPER and PER. Comments must be made in writing to the address or email listed above and must be received by ADOH no later than 5:00 p.m., November 30, 2020.

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 to make their

needs known. Requests should be made as soon as possible to allow sufficient time to arrange the accommodation. Si necesita ayuda en español para entender este documento, puede solicitarla sin costo adicional, manda un email a caper@azhousing.gov



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 39-20

ISSUED: November 3, 2020

RE: Notice of LIHTC Property Seeking a Qualified Contract

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

Mountain Village Apartments, 32 LIHTC Apartment Units within a 46 Unit Apartment Complex and Senior Center, developed in 2004.

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

https://housing.az.gov/documents-links/forms/asset-management?tid_1=120

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

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

The Letter of Interest must contain the following information:

1. Developer Name
2. Location of Headquarters
3. List of completed LIHTC projects by state
4. Ability to enter into a purchase contract on or before September 4, 2021.

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



**The Arizona Department of Housing
2020 Information Bulletin**

REGARDING PROGRAMS: Rental Development

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

**INFORMATION BULLETIN No. 40-20
ISSUED: November 6, 2020
RE: 2021 Third Draft QAP - Public Comment Period**

The Arizona Department of Housing (“ADOH”) has posted a Third Draft 2021 Qualified Allocation Plan and updated Exhibit D in response to comments received pursuant to the Public Hearing at the following link:

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

The Department highlighted recent revisions in gray for easy reference. They are summarized as follows:

- Wi-Fi Service will be a permitted cost in the Operating Budget, but will not be required. The QAP defines both the term “Wi-Fi Service” and the amount attributed to that cost that is allowable without a waiver.
- Notice(s) of Funding Availability will announce and describe any ADOH Gap Financing that may become available for LIHTC Projects.
- The Eligible Basis Boost increase under I.R.C. § 42(d)(5)(B)(v) has been extended to Projects outside Maricopa and Pima Counties.

ADOH will accept written comments on the Third Draft Qualified Allocation Plan through **November 30, 2020 at 5:00 p.m.** via letter or e-mail to either of the following addresses:

<p><u>By Mail:</u> Jeanne Redondo Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><u>By E-Mail:</u> rental-qap@azhousing.gov</p> <p>(Please note that QAP-Comments@azhousing.gov is no longer a valid email address.)</p>
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The Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: CDBG, HOME

INFORMATION BULLETIN No. 41-20

ISSUED: November 10, 2020

**RE: Federal Fiscal Year 2020 Formula Allocations for CDBG, HOME, HOPWA,
ESG and RHP**

The FFY2020 formula allocations for CDBG and HOME expected to be received by the Arizona Department of Housing (ADOH) have been amended. The following is an excerpt from the HUD Corrected Notice dated October 22, 2020 and received by ADOH on November 9, 2020:

“...Since issuing the original allocation announcement letters, HUD has discovered an error in the formula calculation for two CPD formula programs, the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) programs, stemming from issues at HUD field offices in California which are currently being resolved. HUD informs you that the correction to the formula has resulted in an increase in the allocations for your community, an amount representing 100.05% of your total CDBG and HOME grants for FY 2020. Arizona’s original CDBG and HOME allocations were \$9,776,490 and \$5,460,334, respectively. Your jurisdiction’s FY 2020 available allocations are now as follows:

Community Development Block Grant (CDBG)	\$9,783,115
HOME Investment Partnerships (HOME)	\$5,461,944 ...”

The corrections to the formula allocations are less than 1% of the total allocation for each funding source (CDBG and HOME) and therefore do not require a public comment period or submission of a substantial amendment.

CDBG

The total FFY2020 CDBG corrected allocation is \$9,783,115. The State retains 2% plus \$100,000 or \$295,662 for administration and 1% or \$97,831 for technical assistance activities. The state had previously awarded all FFY2020 CDBG funds in the Regional Account (\$7,144,714) as well as the Colonia set aside (\$977,649) and State Special Project (SSP) (\$1,260,832) competitive application rounds based on the previous formula allocation of \$9,776,490. Therefore the remaining balance of the corrected formula allocation in the amount of \$6,427 will be allocated to a future SSP competitive application round.

The COG Regional allocation remains unchanged and is as follows:

CDBG Allocation by COG Region	2020 Allocation Amount	2020 Allocation Share
CAG	\$ 819,964	11.48%
NACOG	\$ 2,249,955	31.49%
SEAGO	\$ 1,264,629	17.70%
WACOG	\$ 2,810,166	39.33%
Total Allocation to Rural COGs	\$ 7,144,714	100%

HOME

The total FFY2020 HOME corrected allocation is \$5,461,944. The State retains 10% of the grant award or \$546,194 to be used for administration. On April 20, 2020 ADOH received HUD waiver and suspension approval for the CHDO set aside which eliminated the requirement to set aside 15% for Community Housing Development Organization (CHDO) project funding for the FFY2019 and FFY2020 HOME formula allocations. This waiver and suspension allows for funding to be obligated and expended to assist families affected by the COVID-19 pandemic in a more expeditious fashion. HOME funds will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

For further information contact:

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



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1110 W. Washington, Suite 280 Phoenix, AZ 85007
Telephone (602) 771-1000
www.housing.az.gov

Arizona Department of Housing 2020 Information Bulletin

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

REGARDING FUNDING SOURCES: ESG-CV2, CDBG-CV1 and CDBG-CV2

INFORMATION BULLETIN No. 42-20

ISSUED: November 12, 2020

RE: Notice of Public Comment Period and Public Hearing – State of Arizona Citizen Participation Plan and Substantial Amendment to the FY2019 HUD Action Plan for Emergency Solutions Grant (ESG-CV2), and Community Development Block Grant (CDBG-CV1 and CDBG-CV2) CARES Act Funding

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security Act (CARES) was signed into law to assist states and communities in their efforts to prevent, prepare for and respond to the coronavirus COVID- 19. The CARES Act included supplemental formula allocations to US Department of Housing and Urban Development (HUD) programs, including \$16,373,488 ESG-CV2, \$5,743,880 CDBG-CV1 and \$18,139,425 CDBG-CV2 for the State of Arizona. The addition of ESG-CV2, CDBG-CV1 and CDBG-CV2 funds requires a substantial amendment to the FY2019 HUD Action Plan.

The Arizona Department of Housing (ADOH) will hold a virtual public hearing via webinar to receive input on the Citizen Participation Plan and FY2019 HUD Action Plan substantial amendment on **November 19th, 2020 at 11:00AM (MST)**. The hearing will provide for online commenting.

To join the public hearing, you will need to click the link below to register to be an active participant. Once you are registered, you will receive the meeting link. <https://us02web.zoom.us/j/82584667411?pwd=Z29wZlIreTNCc0t6bGh1Nitqd01XUT09>

A summary of the substantial amendment is described below. The Citizen Participation Plan and Substantial Amendment are also available in draft form for public review and comment beginning **Friday, November 13th, 2020 and November 20th, 2020** at <https://housing.az.gov/documents-links/publications>.

ADOH will accept written comments through **November 20th, 2020**. Please direct questions and comments to publiccomment@azhousing.gov.

Citizen Participation Plan Amendment Summary

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

On August 7, 2020, HUD issued a Notice of Program Rules, Waivers, and Alternative Requirements Under the CARES Act for CDBG-CV grants (FR-6218-N-01). The notice issued a corollary waiver and alternative requirement to permit states to extend citizen participation flexibilities to units of local government. Arizona's CPP was amended to reflect these flexibilities and to clarify minimum citizen participation requirements of units of local government.

ESG-CV2 Substantial Amendment Summary

ESG-CV2 funds are administered by the Arizona Department of Economic Security (DES). The DES will distribute ESG-CV-2 funds through a grants process pursuant to Arizona Revised Statutes (ARS) 41-2703. ARS 41-2703 provides for a waiver of solicitation and award procedures for the duration of the public health emergency so as to not delay critical resources from being deployed. Outreach will be conducted throughout Arizona to identify potential agencies in need of resources to prevent, prepare for or respond to the coronavirus.

In addition to implementing activities eligible under HUD Notice CPD 20-08: Waivers and Alternative Requirements for the Emergency Solutions Grants (ESG) Program Under the CARES Act and subsequent HUD policy, guidance or approved waivers, the DES will approximately allocate ESG-CV-2 funds as follows. The actual distribution among eligible activities will be determined through the grants process.

1. Street Outreach – 9.5% (\$1,555,481).
2. Emergency Shelter – 21% (\$3,438,432).
3. Homelessness Prevention – 15% (2,456,023).
4. Rapid Rehousing – 50% (\$8,186,744).
5. HMIS Activities – 2.5% (\$409,337).
6. Administration – 2% (\$327,470).

To be responsive to Arizona's needs in preparing for, preventing, and responding to the coronavirus and its impacts on people at risk of or experiencing homelessness, the State of Arizona will routinely reevaluate funding decisions throughout the period of ESG-CV2 performance. The State of Arizona may reprogram ESG-CV2 funding between activities based on infection control needs and response efforts.

CDBG-CV1 and CDBG-CV2 Substantial Amendment Summary

CDBG-CV1 and CDBG-CV2 funds are administered by the Arizona Department of Housing (ADOH). The ADOH will approximately allocate CDBG-CV1 and CDBG-CV2 funds as follows. The actual distribution among eligible activities will be determined through RFP and grants processes:

1. Technical Assistance - \$57,439 (0.2%) to Rural Councils of Government to assist units of local government with subrecipient agreements and compliance with CDBG cross-cutting requirements.
2. ADOH Administration - \$321,919 (1%). Units of local government and subrecipients may utilize up to 10% of a funding award for CDBG-eligible administrative costs, including any developer fees.
3. Public Services, including non-Federal Share (Match) Requirements - \$7,934,427 (24.6%) to the Arizona Department of Emergency and Military Affairs to directly administer funds to a) fund CDBG-eligible public service activities and b) match FEMA Public Assistance funds for CDBG eligible activities under the CDBG Urgent Need National Objective.
4. Subsistence Payments - \$2,500,000 (7.8%) for emergency payments to providers on behalf of individuals or families, such as food, clothing, housing (emergency rental or mortgage assistance) or utilities for up to six consecutive months. Subsistence payments will be directly administered by the State of Arizona through subrecipient agreements with organizations identified through an RFP process.
5. Conversion, acquisition and/or rehabilitation of emergency shelter or transitional housing - \$13,069,520 (54.7%). \$5,686,441 will be set-aside for units of local government eligible for the State CDBG program. Under the set-aside, conversion, acquisition and/or rehabilitation may be undertaken directly by an eligible unit of local government or through a subrecipient agreement with a nonprofit organization. Conversion, acquisition and/or rehabilitation of emergency shelter or transitional housing projects will be identified through an RFP process.



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The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 43-20

ISSUED: December 8, 2020

RE: 2021 LIHTC Application Workshop

The Arizona Department of Housing (“Department”) will present its annual LIHTC Application Workshop (“Workshop”) on **January 8, 2021** from 9:00 am to 12:00 pm in a virtual format via Zoom. There is no cost to attend. Developers (or their Co-Developer or Consultant) who plan to submit an application in the 2021 round must attend this annual Workshop. Each registered participant who logs in for the entirety of the Workshop (as documented in Zoom’s Workshop report) will receive a certificate of attendance to insert into the application.

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

https://us02web.zoom.us/meeting/register/tZltdO2tpj8sH9IomCColtod07XWY0SkgLDr?_xzm_rtaid=FydiUaRTRTqG2tWtXaEalg.1607366192396.295f1e8909565926024d451c69851e46&_xzm_rhtaid=269

The Department expects final approval of the 2021 Qualified Allocation Plan shortly and will issue an information bulletin when it is available to download from the Department’s website.



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Compliance

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

INFORMATION BULLETIN No. 44-20

ISSUED: December 15, 2020

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

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

Our priority is to keep you, your residents and our employees safe. For this reason, we are providing the following guidance below with updates from IRS Notice 2020-53, published July 1, 2020 and HUD CPD’s Availability of HOME Waivers updated December 10, 2020:

On-Site Visits – UPDATE

All on-site unit and property inspections have resumed. ADOH Compliance will focus on those projects whose inspections were postponed. Owners/Agents for projects that are due for an on-site inspection will be contacted individually with further instructions.

Site Visit response deadlines – No change.

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

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

Resident Services/Common Areas – No change

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

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

Pools:

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

On July 1, 2020 the IRS issued common area guidance which states; *If an amenity or common area in a low-income building or project is temporarily unavailable or closed during some or all of the period from April 1, 2020 to December 31, 2020, in response to the COVID-19 pandemic, and not because of other noncompliance for § 42 purposes, this temporary closure does not result in a reduction of the eligible basis of the building.*

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

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

Recertifications - UPDATE

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

LIHTC:

On July 1, 2020 the IRS issued recertification guidance which states; *An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on December 31, 2020. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) after December 31, 2020.*

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

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

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

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

HOME / State HTF / NSP:

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

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

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

Annual Reports – NEW GUIDANCE

LIHTC Annual Reports: Due on March 15, 2021.

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

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

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

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

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

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

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

LIHTC Compliance Monitoring Fee – NEW GUIDANCE

Compliance Monitoring will be due on or before March 15, 2021. In the past ADOH has emailed invoices out to listed owner/agent contact. This process has changed for 2021. A Compliance Fee Invoice page has been created on the ADOH website. Owner representatives can easily access their project's invoice by visiting the link below. You can search by project name, management company

and invoice/TC number. If you cannot locate your project, please contact the Compliance & PBCA Administrator.

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

Other federal laws – No Change

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

Vacant units – UPDATED

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

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



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The Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

REGARDING FUNDING SOURCES: CDBG-CV 1 and 2

INFORMATION BULLETIN No. 45-20

ISSUED: December 15, 2020

RE: Status of CARES Act CDBG-CV1 and 2 Funding

THIS BULLETIN IS BEING RELEASED FOR INFORMATIONAL PURPOSES ONLY

The Arizona Department of Housing (ADOH) has submitted the CARES Act Substantial Amendment to the FY2019 Action Plan for the CDBG Coronavirus (CDBG-CV) 1 and 2 allocations to HUD for review and approval.

ADOH anticipates releasing two (2) Notices of Funding Available (NOFAs) announcing application rounds for CDBG-CV 1 and 2 subsistence payments programs and the conversion, acquisition and/or rehabilitation of emergency or transitional shelter facilities, immediately upon HUD's approval of the Substantial Amendment.

Details on the CDBG-CV 1 and 2 application requirements and the application forms are in development at this time. The NOFAs when released, will include information on eligible project types, application requirements and submission details.

We will be happy to take your questions and requests for technical assistance after the NOFAs and application materials are released. In the meantime, we encourage all potential applicants to familiarize themselves with CDBG requirements and cross-cutting regulations by reviewing the CDBG Application Handbook, Environmental Review Handbook and Forms, Procurement Handbook and Forms, and Labor Standards Handbook and Forms at <https://housing.az.gov/documents-links/handbooks>.



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Programs

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit

INFORMATION BULLETIN No. 46-20

ISSUED: December 15, 2020

RE: Notice of LIHTC Property Seeking a Qualified Contract

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

La Mirada Apartments, Yuma, AZ, an 80 unit, multi-family property, with 80 rent restricted LIHTC units, developed in 2002. (Application received 9/30/2020)

Terracina Apartments, Yuma, AZ, an 80 unit, multi-family property, with 80 rent restricted LIHTC units, developed in 2000. (Application received 10/16/2020)

Marana Apartments, Marana, AZ, an 80 unit, multi-family property, with 80 rent restricted LIHTC units, developed in 2003. (Application received 10/30/2020)

Information about these and all properties seeking a Qualified Contract can be found at:
https://housing.az.gov/documents-links/forms/asset-management?tid_1=120

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

The Letter of Interest must contain the following information:

1. Buyer/Developer Name
2. Location of Headquarters
3. List of LIHTC projects owned or developed by state
4. Ability to enter in to a purchase contract on or before the end of the period ending one year from the date the application was received.

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



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

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

INFORMATION BULLETIN No. 47-20

ISSUED: December 22 2020

RE: Notice of Funding Available for CDBG-CV 1 and 2 – Public Facility

New NOFA for CDBG-CV 1 and 2 – Public Facility: Conversion, Acquisition and/or Rehabilitation of Emergency Shelter or Transitional Housing.

The Arizona Department of Housing (ADOH) announces a Notice of Funding Available (NOFA) that solicits applications from local governments and non-profit entities for the conversion, acquisition and/or rehabilitation of facilities for Emergency Shelter or Transitional Housing that prevents, prepares for or responds to coronavirus COVID-19.

The CDBG-CV 1 and 2 Public Facility Application and CDBG-CV 1 and 2 Public Facility Supplemental Forms can be downloaded from the CDBG Forms page of the ADOH website at: <https://housing.az.gov/documents-links/forms/community-revitalization>.

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

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



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Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Community Development and Revitalization

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

INFORMATION BULLETIN No. 48-20

ISSUED: December 22 2020

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

New NOFA for CDBG-CV 1 and 2 – Emergency Subsistence Payments

The Arizona Department of Housing (ADOH) announces a Notice of Funding Available (NOFA) that solicits applications from all units of local government, tribal government and non-profit organizations for Emergency Subsistence Payment programs disbursing payments directly to providers on behalf of individuals or families affected by coronavirus COVID-19 for items such as food, clothing, housing (emergency rental or mortgage assistance) or utilities for up to six consecutive months. The Emergency Subsistence Payment program must demonstrate that it prevents, prepares for or responds to coronavirus COVID-19.

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

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

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



Arizona Department of Housing 2020 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 49-20

ISSUED: December 31, 2020

RE: 2021 QAP Posted and 2021 Application Workshop

The Arizona Department of Housing is pleased to announce that Governor Ducey has approved the 2021 Qualified Allocation Plan, which may be downloaded at the following link:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646

Application Materials

2021 Application Materials have also been posted to the Department's website. If you already downloaded these materials, please be advised that the Form 3 has been updated to add the vacancy and bad debt for Years 2 – 15 on page 14. They may be downloaded at the following link:

https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=125

Mandatory 2021 Application Workshop Reminder:

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

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



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