



Winter 2005

# E-Newsletter



## Message from the Director

Sheila D. Harris, Ph.D.

All Arizonans should be proud to have a Governor who is willing to be involved on a national level in issues that have become pressing interests here at home. One of those interests is affordable housing, and with Governor Janet Napolitano recently taking a lead role in reviewing the National Governor's Association's policies on affordable housing, the state of Arizona cannot help but benefit from having a strong voice on this issue at a national level.

The Governor's support of housing issues on a state and national level are truly exceptional. On February 14, you will have to the opportunity to highlight to other elected officials and policy makers the role of your organization in developing housing opportunities at the 3rd Annual Homes for Arizonans Day at the Capitol. As the cost of housing continues to rise, housing affordability is quickly becoming an issue affecting most communities in our state. Please don't miss this important opportunity.



On Monday, February 14, the Arizona Department of Housing and the Arizona Housing Commission will play host to the **3rd Annual Homes for Arizonans Day** at the Capitol.

Homes for Arizonans Day is an opportunity for the public and policymakers to learn about housing efforts being initiated by various businesses, government

agencies and nonprofit organizations, as well as the stabilizing role housing plays in the lives of our state's children and families. Last year, over 300 people and 50 organizations participated in the event and we anticipate an even greater turnout this year. Participants are invited to display information about their housing efforts at various tables on the Senate lawn. There is no charge for an exhibit table. The day also includes a luncheon for sponsors, exhibitor participants and invited guests. Past speakers for the event have included: Janet Napolitano, Governor of Arizona; Jerry Colangelo, local sports executive and Chairman of the Board of Collaboration for a New Century; Roy Bernardi, Deputy HUD Secretary; Phillip Mangano, Executive Director of the United States Interagency on Homelessness; and Jake Flake, Speaker of the Arizona House of Representatives.

Exhibitor space and sponsorships are still available. Please contact Cynthia Diggelmann at (602) 771-1016 or [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com) for additional information.

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### Arizona Housing Commission Meeting Schedule

**January 28 – Phoenix**  
**February 14 – Phoenix**  
**March 23 – Tucson**

For more information on locations and times contact Pat Boland at (602) 771-1017 or by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority

## Mortgage Revenue Bond Program

The 2004 Single Family Mortgage Revenue Bond (MRB) Program, first offered by the Arizona Housing Finance Authority (AzHFA) in the summer of 2004, continues to offer an attractive financing option for rural Arizona (excluding Maricopa and Pima counties). The MRB Program offers residents of rural Arizona the opportunity to obtain **first time homebuyer mortgage financing at approximately one percent below market rates** with up to \$20,000 in down payment and closing cost assistance.

The program is open to income eligible buyers who are purchasing their first home or have not owned a home in the past three years. To participate in the program, a borrower must apply for a loan with a participating MRB lender. To obtain the additional benefit of the down payment and closing cost assistance, the borrower must contact the local Homes for Arizonans program provider in their area and request an application. The Homes for Arizonans program is a joint program of the Arizona Department of Housing and the AzHFA. For information on the Homes for Arizonans program, visit our website at [www.housingaz.com](http://www.housingaz.com) and click on Homes for Arizonans Initiative, or contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

A list of participating MRB lenders is available through our website at: [www.housingaz.com](http://www.housingaz.com). New lenders may join the program at any time by contacting Carl Kinney, AzHFA Programs Administrator, at (602) 771-1091 and requesting an invitation to participate.

## Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see above). Depending on the borrowers' income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail. A copy of the 2003 MCC Program brochure is also available at: [www.housingaz.com](http://www.housingaz.com).

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public. Upcoming meetings are scheduled on the following dates:

January 11<sup>th</sup> – State Capitol, ADOH Conference Room  
February 8<sup>th</sup> – State Capitol, ADOH Conference Room  
March 23<sup>rd</sup> – Tucson Marriott, University Park

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1017 or [patb@housingaz.com](mailto:patb@housingaz.com).



### 2005 Board of Directors

Ross McCallister  
The McCallister Companies  
*Chairperson*

Cliff Potts  
Prudential Real Estate  
*Vice-Chairperson*

Donald E. Brandt  
Pinnacle West Corporation  
*Treasurer*

Victor Flores  
Salt River Project  
*Secretary*

Rita Carrillo  
Neighborhood Housing Services

Brian Mickelsen  
City of Cottonwood

Stephanie Prudence  
Charter Funding

## What's New?



Ross McCallister

### **Ross McCallister named chairman of the Arizona Housing Finance Authority**

Ross A. McCallister, Jr. was elected chairman of the Arizona Housing Finance Authority (AzHFA) in October. As President of MC Realty and KRM Construction, McCallister is responsible for the investment analysis, development, construction, financing, and management of the MC Companies' projects, as well as business development and client relations. He is also a licensed real estate broker and a licensed general contractor. The MC Companies is a full service real estate investment company, developing, building and managing multi-family investments in Arizona and the west. The company was founded in 2001 with the merger of The McCallister Company and McElroy Management LLC.

McCallister brings over 20 years experience in the real estate development and finance arenas. He was the founder of The McCallister Company, a real estate syndication firm and property management company, which he established in 1985.

### **Federal tax reform and homeownership**

President Bush is expected to appoint a bipartisan panel soon to help the Administration craft a tax reform proposal. The National Council of State Housing Agencies (NCSHA) reports that a high-ranking Treasury official has hinted the Administration may be considering an incremental approach, noting that the president believes any change to the current system should "recognize the importance of home ownership and charitable giving in our society."

### **Draft of 5-Year ConPlan will soon be available for comment**

Draft copies of the State's Five-Year Consolidated Plan (ConPlan) will be available beginning March 1, 2005 at the ADOH website: [www.housingaz.com](http://www.housingaz.com) and in hard copy form from 8:00 a.m. – 5:00 p.m., Monday through Friday, at the ADOH Office, State Capitol, Executive Tower, 1700 West Washington, Suite 210, Phoenix, Arizona 85007. Written comments on the draft will be accepted by Andrew Rael, Programs Administrator, at the above address until March 31, 2005 at 5:00 p.m. Persons requiring special formats due to disability may contact ADOH at (602) 771-1000 or at our TTY number, (602) 771-1001.

### **Arizona plays major role in revising NGA's Policies**

The National Governor's Association (NGA) is currently in the process of reviewing several of its national policies relating to economic development and commerce. Governor Napolitano serves as Vice-Chair and lead Democratic governor on the NGA's economic development and commerce committee (EDC). Affordable housing is among the policies that the EDC oversees. Arizona was recently designated as one of the leads in the revision on NGA's policy on affordable housing, partnering with Minnesota. ADOH staff will be working closely with the Governor's staff on such revisions, scheduled to be adopted by NGA in late January.

### **Sharran Porter named ADOH Employee of the Year**

ADOH's Customer Liaison, Sharran Porter, was named Employee of the Year in December. Porter, who has been with the State for 10 years, was chosen for her adherence to the agency's Guiding Principles. She has taken on a very difficult job, providing the agency's "first impression", interfacing with the public and dealing with a myriad of sometimes very difficult questions. She has done all of this with grace, patience and a terrific sense of humor.



Dr. Sheila Harris presents award to Sharran Porter

## **CDBG meeting with COGS and Grantees announced**

The Arizona Department of Housing (ADOH) will hold a meeting with Community Development Block Grant (CDBG) grantee communities and the rural Councils of Government (COGs) in early 2005. The purpose of the meeting will be to discuss the 2005 CDBG Application Handbook and to receive input on a number of items, including: improving application to the state by CDBG grantees; maximizing the use of the COGs for CDBG administration; better defined contractual relationships between the COGs and communities; and ways in which ADOH can improve administration of the CDBG program. A meeting date of January 20 from 2:00 p.m. until 5:00 p.m. has been set. The meeting will be held at the State Capitol, 1700 W. Washington Street, Phoenix. For more information on this meeting, contact Andrew Rael at (602) 771-1010 or [andrewr@housingaz.com](mailto:andrewr@housingaz.com).

## **Federal Budget Update**

Congress passed an omnibus appropriations bill in November which included FY2005 funding for the U.S. Department of Housing and Urban Development's (HUD) programs. Funding for HUD was set at \$37.3 billion, more than the President's request, but less than the FY04 HUD budget. Most U.S. Department of Agriculture Rural Housing Service programs were reduced as well.

Of note, the Section 8 Housing Choice Voucher program was funded at an amount sufficient to fund all vouchers in use, but not all vouchers authorized, effectively shrinking the program. Conversely, the Project-based Section 8 assistance was funded at \$270 million more than FY04. The public housing capital fund, HOPE VI, and the Native American Housing Block Grant all realized 3% cuts over last year.

HOME funding was reduced to \$1.9 billion. The American Dream Down Payment program was funded at \$50 million, \$35 million less than FY04. Homeless assistance, HOPWA, Section 202 and 811, CDBG, Fair Housing, and Lead programs were all funded for slightly less than FY04.

## **Pima County forms Housing Trust Fund**

In November, the Pima County supervisors unanimously approved creating a trust fund to serve low- and moderate-income home buyers. The trust fund will be financed largely by local builders. Pima County is the first local government in the state to create such a fund. ADOH administers a similar fund at the state level.

The County, as well as builders, will contribute to the fund. Funds from builders are likely to come from sliding scale fees due when builders constructing homes costing more than \$135,000 seek zoning or approval for planned developments. The oversight of the fund will come from a local Affordable Housing Commission. The fund is expected to be funded at about \$3.1 million a year at today's home-building pace.

Edward Taczanowsky, president of the Southern Arizona Home Builders Association has been named the first member to the housing commission. Taczanowsky has been quoted as saying he envisions the fund helping low- and moderate-income homebuyers, either through leveraging mortgages or down payment assistance. Some funding may also be made available for home repairs. The Commission will determine whether the money will be provided as loans or grants.

## **Online search for affordable rental unit availability grows**

The use of the website sponsored by ADOH at [socialserve.com](http://socialserve.com) continues to grow, providing a valuable service to households searching for affordable housing throughout Arizona. Interested parties can search by individual community or perform a statewide search. The service is available in English and Spanish. The service also assists publicly assisted owners in reducing their vacancy rates. The website ([www.socialserve.com](http://www.socialserve.com)) currently lists over 600 affordable rental properties throughout Arizona and is averaging anywhere from 3,000 to 4,000 hits from interested parties each month.



Photo: Michael Vaughn

*Apache Ridge II is unveiled at the October 29<sup>th</sup> ribbon-cutting ceremony and open house.*

## **New Whiteriver Housing**

In October, a new 22-unit multi-family rental housing development opened in Whiteriver. Apache Ridge II will provide new affordable rental units for members of the White Mountain Apache Tribe. At the ribbon-cutting ceremony, Tribal Chairman Dallas Massey, Sr. praised the teamwork that went into the effort. Those who contributed to the project include the White Mountain Apache Tribal Council, White Mountain Community Development Corporation, U.S. Department of Agriculture's Rural Development, Arizona Department of Housing, Enterprise Social Investment Corporation, Cordes Development, RK Builders, Edos Architects, and White Mountain Apache Woodworks.

## **Governor's Tribal Housing Task Force to meet**

The Tribal Housing Initiative Task Force will meet on January 26, from 10:00 a.m. – 12:00 p.m., on the Salt River Pima Maricopa Indian Community at the Community Center, 1880 North Longmore, Scottsdale. Since the creation of the Governor's Tribal Housing Initiative in November 2003, four committees have completed work to address the issues that inhibit the progress of housing development on tribal lands. The committees that were formed include: Infrastructure Needs, Housing Assessments, Financial Education, and Legal Documentation. A draft report on completed committee work will be distributed at a future summit meeting. For more information on the Tribal Housing Initiative, contact Michael Vaughn, Tribal Liaison, at (602) 771-1087 or at [michaelv@housingaz.com](mailto:michaelv@housingaz.com).

## **Navajo Partnership for Housing, Inc. awarded USDA grant**

Navajo Partnership for Housing, Inc. (NPH) has received notice of an award of \$200,000 from the U.S. Department of Agriculture (USDA). Part of the grant will enable NPH to help Navajo families with delinquency counseling and home construction services, while the remaining portion of the grant will strengthen NPH as a lending institution for Navajo families.

Thanking ADOH for its support of the project, Sanjay Choudhrie, NPH's Director of Development said, "We could not have done it without your help." The grant is expected to help about 100 low-income families in total.

Since 1998, NPH has made or packaged more than 200 home loans, helped build or renovate more than 70 homes and more than 2,000 people have graduated from their eight-hour homebuyer education program. This fall NPH launched a Financial Education program for Navajo families that will help them to manage their money, assets, debt, and resources to create wealth.

## **New law increases Title VI Native American loan guarantees**

The Homeownership Opportunities for Native Americans Act was recently passed by Congress. It enables the NAHASDA Title VI Loan Guarantee Program to guarantee 95%, rather than the previous 80%, of loans to tribes and tribal housing entities for housing activities. A copy of the bill (S.2571/H.R. 4471) is available at <http://thomas.loc.gov>.

## **New guide on rural housing programs in Indian Country**

Intended to improve Native American access to the Rural Housing Service's programs, *Making Rural Housing Programs Work in Indian Country: A Guide for Tribes and Tribal Housing Organizations* is free at: <http://www.ruralhome.org/pubs/NativeAmerLending.pdf>. The guide was published by the Housing Assistance Council.

# Upcoming Conferences, Trainings and Other Happenings . . .

**January 11**

## **2005 LIHTC Training**

ADOH will sponsor a one-day application workshop concentrating on the 2005 Low-Income Housing Tax Credit Program, with training provided by Novogradac. The training will take place on January 11 at the Black Canyon Conference Center in Phoenix. Cost per person is \$200. More information is available on ADOH's website at: [www.housingaz.com](http://www.housingaz.com).

**January 27-28**

## **Owner-Occupied Housing Rehabilitation Workshop – Part II**

ADOH and the City of Casa Grande will be putting on a workshop for Housing Rehabilitation Specialists currently working on an ADOH-funded Owner-Occupied Housing Rehabilitation Program. This advanced training is limited to 40 participants. Training will be held at the City of Casa Grande Parks & Recreation Building. Cost to attend is \$200. For more info, contact Pat Boland at [patb@housingaz.com](mailto:patb@housingaz.com) or (602) 771-1017.

**February 7-11**

## **NeighborWorks® Training**

The NeighborWorks® Training Institute will be held February 7-11 at the Hyatt Regency in Denver. The theme for this year's community development training is *Diverse Cultures, Common Needs*. The training includes interactive, practical and cutting edge courses, a Native American Community Development track, and more. Some scholarships are available. For more information go to: <http://nw.org>.

**February 16-17**

## **CDBG Implementation**

This two-day workshop will provide training to State-Community Development Block Grant (CDBG) grantees in compliance aspects associated with utilizing CDBG funds. Cost to attend is \$50. Training will be held at the State Capitol, 1700 West Washington Street, Phoenix in the Grand Canyon Room. For more info contact Pat Boland at (602) 771-1000 or [patb@housingaz.com](mailto:patb@housingaz.com).

**February 23-24**

## **Homeownership Development – Part I**

This ADOH-sponsored training is designed for organizations interested in developing housing units for homeownership. New construction as well as acquisition and rehabilitation of existing units will be covered in this two-day training. Use of the State Housing Fund and the American Dream Downpayment Initiative will also be discussed. This training is appropriate for private sector developers as well as nonprofits and local governments. The training will be held in Bullhead City. Check [www.housingaz.com](http://www.housingaz.com) for more information as it becomes available.

**March 14-15**

## **NCCED's Annual Policy Summit**

National Congress for Community Economic Development (NCCED) will hold its Annual Policy Summit, March 14-15 in Washington, DC. The summit provides an opportunity to meet with federal officials, members of congress, and to learn about best practices from housing and community development practitioners. For more information, go to: [www.ncced.org](http://www.ncced.org)

**March 14-15**

## **Understanding Arizona's Low-Income Housing Tax Credit & HOME Compliance**

This ADOH-sponsored workshop is scheduled for March 14-15 at the Black Canyon Conference Center in Phoenix, and is intended for current and future Low-Income Housing Tax Credit or State Housing Fund (HOME and Housing Trust Fund) rental property owners, management agents, site managers, and others actively involved in screening applications or leasing state-assisted units to eligible households. Both basic and advanced training will be covered in this training. Facilitation of the training will be provided by Compliance Solutions. Cost is \$150 per person. For more information contact Pat Boland at (602) 771-1000. Registration materials will be made available soon on the ADOH website: [www.housingaz.com](http://www.housingaz.com).

**March 15-18**

## **HUD sponsored-CDBG Training**

Dennison Associates, Inc., consultants to the U.S. Department of Housing and Urban Development will conduct beginning and intermediate level Community Development Block Grant training specifically for CDBG entitlement communities on March 15-18 in Phoenix. Only 50 training slots are available, so HUD is requiring approval of all attendees and suggests that ideal nominees should have 6 months to 1 year of broad-based CDBG experience, with no previous CDBG training. For more information contact Marty Mitchell at HUD, (602) 379-7175.

**March 23-24**

## **9th Annual Tucson Affordable Housing Conference**

The Tucson Metropolitan Housing Commission will once again host its annual Affordable Housing Conference in Tucson on March 23-24 at the Tucson Marriott, University Park. The conference theme this year is *A Place to Call Home*. For more information, go to: [www.metrohousingcorp.org](http://www.metrohousingcorp.org).

**March 28-29**

## **Regional Equity Conference**

*New Strategies in Wealth Creation, Asset Building, Housing and Community Development* is the theme of a Regional Equity Conference being held at the Tempe Mission Palms Hotel and Conference Center, March 28-29. The conference is being presented by The Collaboration for a New Century and Community Development Coalition of Arizona. For more information go to: [www.mcsource.net](http://www.mcsource.net).

**April 1**

## **Ending Homelessness Conference**

Join Sheila Harris, Director of the Arizona Department of Housing, David Berns, Director of the Arizona Department of Economic Security, and Fred Karnas, Governor Napolitano's policy advisor for Urban Affairs and Community Development to review existing housing and Continuum of Care plans. As a group, attendees will develop and identify the top three barriers preventing ending homelessness in Arizona. Ideas and strategies will be used in the development of the ten-year housing plan for the State Interagency and Community Council on Homelessness. The program will run from approximately 9:00 a.m. to 4:00 p.m. at the Heard Museum in Phoenix. A \$35 registration fee includes the program and lunch. For more information contact Cynthia Diggelmann at (602) 771-1000 or [cynthiad@housignaz.com](mailto:cynthiad@housignaz.com).



**April 21**

## **2005 State Housing Fund Workshop**

A workshop designed to launch the FY2006 State Housing Fund Program year (July 1, 2005 through June 30, 2006) is scheduled to take place at the Black Canyon Conference Center in Phoenix on April 21. For more information on this upcoming workshop watch the ADOH website: [www.housingaz.com](http://www.housingaz.com).

# Notices of Funding Availability . . .

## **FY 2005 State Housing Fund Program Summary available**

The *FY2005 State Housing Fund Program Summary* and relevant applications are available on the ADOH website. The Program Summary explains the availability of Federal HOME and State Housing Trust Funds, available from July 1, 2004 – June 30, 2005, through one universal application. To download a copy of the Program Summary go to: [http://www.housingaz.com/UPLOAD/2005\\_SHF\\_Prog\\_Summary.pdf](http://www.housingaz.com/UPLOAD/2005_SHF_Prog_Summary.pdf). A Word version is also available at the ADOH website ([www.housingaz.com](http://www.housingaz.com) see Library). Application dates remaining in this fiscal year include: for Rental and Homeownership Development, January 31 and April 29; and Owner-Occupied Housing Rehabilitation and Emergency Repair Programs, January 31.

The *FY2006 State Housing Fund Program Summary* (for applications submitted from July 1, 2005 – June 30, 2006) will be published and made available on CD-Rom just prior to the State Housing Fund Workshop on April 21 (see page 7).

## **Register to receive notice of all Federal grant opportunities**

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## **USDA makes RCDI and RUS grants available**

The U.S. Department of Agriculture (USDA) Rural Housing Service's Rural Community Development Initiative (RCDI) will be making grants available to intermediary organizations to provide financial and technical assistance to others. Grantees must provide matching funds. The application deadline is January 25. For more information on the grant program go to [www.rurdev.usda.gov/rhs/rcdi/index.htm](http://www.rurdev.usda.gov/rhs/rcdi/index.htm) or contact William Kenney at (202) 720-1506 or [william.kenney@usda.gov](mailto:william.kenney@usda.gov).

Also, the USDA – Rural Utilities Service (RUS) has launched a new Household Water System Program that will provide grants to nonprofits to make loans for individually owned household water well systems. A new Revolving Fund Program will provide grants to nonprofits to make pre-development or short-term loans for water and wastewater systems. Application guidelines are posted at [www.usda.gov/rus/water/prog.htm](http://www.usda.gov/rus/water/prog.htm), although at last check an application deadline had not been set. For more information on the household program, contact Cheryl Francis at (202) 720-1937 or [cheryl.francis@usda.gov](mailto:cheryl.francis@usda.gov); for information on the utilities systems program, contact Stephen Saulnier at (202) 690-2526.

## **Millions in FY2004 HOPE VI funds still available**

According to a notice published in the Federal Register in November, the U.S. Department of Housing & Urban Development (HUD) still has \$120 million in HOPE VI funds from FY2004 to award. HUD anticipates making six grant awards of about \$20 million each. Only one application can be submitted per housing agency, and HUD requires a five percent match. Only public housing agencies with severely distressed public housing are eligible to apply. Applications are due to HUD by February 1, and awards are expected in early May. All materials needed for an application are available at [www.grants.gov](http://www.grants.gov).



## **CDFI Program to provide \$22 million in financial assistance in 2005**

The U.S. Treasury, Community Development Financial Institutions (CDFI) Fund is offering many upcoming funding opportunities. Current or potential Community Development Financial Institutions can apply for technical assistance funds, by January 25. FDIC-insured depository institutions can apply to for Bank Enterprise Award (BEA) funding to help increase their loans and activities in distressed communities, and to work with CDFIs, by February 14.

On January 11, from 11:00 a.m. – 3:00 p.m. there will be a training broadcast on CDFI Programs. The broadcast will be shown at the Phoenix office of the U.S. Department of Housing & Urban Development (HUD), One North Central Avenue on the 6<sup>th</sup> floor.

Look for application materials at: [www.cdfifund.gov](http://www.cdfifund.gov). For more information on the CDFI Program, call (202) 622-6355 or email [cdfihelp@cdfi.treas.gov](mailto:cdfihelp@cdfi.treas.gov).

## **Section 202 funds available**

Applicants for FY2004 Section 202 funding through the U.S. Department of Housing and Urban Development (HUD), can apply by January 10 for grants to cover pre-development costs. For more information, go to: [www.hud.gov/offices/adm/grants/otherhud.cfm](http://www.hud.gov/offices/adm/grants/otherhud.cfm) or contact Alicia Anderson at (202) 708-3000 or [Alicia\\_Anderson@hud.gov](mailto:Alicia_Anderson@hud.gov).

## **Lead poisoning grants offered**

The Environmental Protection Agency (EPA) is offering lead poisoning grants to state and local governments, tribes, nonprofits and educational institutions to do public education, monitoring, training, demonstrations, and innovative approaches to addressing the issue of lead poisoning. The deadline for application is January 31. For more information, go to: <http://fedgrants.gov/Applicants/EPA/OGD/GAD/FON-T001/Grant.html> or contact Doreen Cantor at (202) 566-0486 or [Cantor.Doreen@epa.gov](mailto:Cantor.Doreen@epa.gov).

## **Other Info . . .**

### **Section 515 preservation report published**

The National Rural Housing Coalition (NRHC) has published a report, *Preserving Rural America's Affordable Rental Housing – Current Issues*, describing the Section 515 program, including tenant characteristics, policy issues, and successful local preservation strategies, and policy recommendations. The report is available at: [www.nrhcweb.org](http://www.nrhcweb.org) or by calling NRHC at (202) 393-5225.

### **Report issued on lack of water and sanitation in rural areas**

*Still Living Without the Basics in the 21<sup>st</sup> Century: Analyzing the Availability of Water and Sanitation Services in the United States* is the title of a report issued by the Rural Community Assistance Partnership (RCAP). The report shows that people with low incomes and minorities are most likely to lack complete plumbing, and though there have been significant improvements in recent decades, the places still needing service continue to be the most difficult to reach. To view the report, go to: [www.rcap.org](http://www.rcap.org).

### **Building nonprofit capacity subject of report**

A research report by the Alliance for Nonprofit Management has been published, which looks at how intermediaries, grant makers, community-based nonprofits, and others strengthen non-profits. The report, *The Expanding Universe: New Directions in Nonprofit Capacity Building* is \$25 for Alliance members or \$35 for others from: [www.allianceonline.org/publications/expanding\\_universe.page](http://www.allianceonline.org/publications/expanding_universe.page). For more info, call (202) 955-8406.

## Funding cut strategies discussed

The Amherst H. Wilder Foundation website lists nearly 200 strategies excerpted from *Coping with Cutbacks: The Nonprofit Guide to Success When Times Are Tight*, at [www.wilder.org/pubs/cutbacks/cutbacks\\_strategies\\_free.html](http://www.wilder.org/pubs/cutbacks/cutbacks_strategies_free.html).

## Nonprofit accounting guide revised

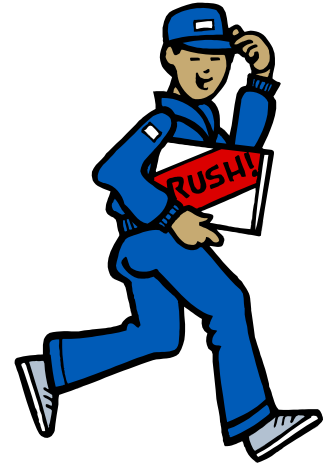
The Housing Assistance Council has revised its accounting guide for nonprofits entitled *Accounting and Financial Operations for Nonprofits in Rural Housing*. The publication is free from their website at: [www.ruralhome.org/info.php](http://www.ruralhome.org/info.php).

## ADOH issues RFP for consultant services

The Arizona Department of Housing (ADOH) has issued a Request for Proposals (RFP) for consultant services to provide two Rural Market Study Products: an inventory of multi-family housing and a detailed housing profile report. These products will concentrate on Coconino and Yavapai counties. The deadline for responding to the RFP is January 14, 2005. to view a copy of the RFP, go to: [http://www.housingaz.com/UPLOAD/RFP\\_Rural\\_Market\\_Study.pdf](http://www.housingaz.com/UPLOAD/RFP_Rural_Market_Study.pdf).

## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



# Recent Funding Announcements . . .

Since October 1<sup>st</sup>, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

## Community Development Block Grant (CDBG) Program

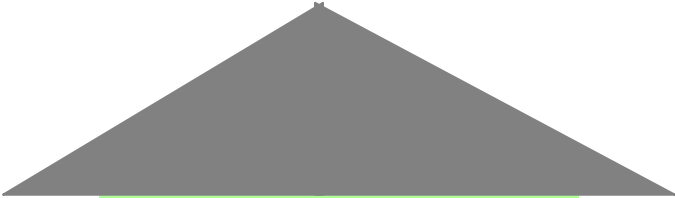
Recipient/Service Area	Type of Program/Project	Funding
Northern Rural Area:		
Prescott, City of	Community facility/adult center/Meals on Wheels program	\$ 550,753

## State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
Southeast Rural Area:			
DIRECT Center for Independence, Inc.	Pima, Santa Cruz, Cochise, Graham, Greenlee Counties	Home emergency repair program	\$ 258,839
Central Rural Area:			
Casa Grande, City of	Casa Grande	Home rehabilitation program	330,000
Community Action Human Resources Agency (CAHRA)	Pinal County	Home emergency repair program	297,000
Coolidge, City of	Coolidge	Home rehabilitation program	550,000
Kearny, Town of	Kearny	Home rehabilitation program	200,000
Northern Rural Area:			
Bee Hogan Shelter Foundation	Kaibeto	New construction of rental	554,412
Eager, Town of	Springerville/Eager	Home emergency repair program	302,500
Eager, Town of	Springerville/Eager	Home rehabilitation program	102,500
NAZCARE, Inc.	Prescott	Pre-development loan for potential rental development	20,000
Northern Arizona Council of Governments (NACOG)	Navajo, Apache Counties	Homeless prevention	177,943
Prescott Valley, Town of	Prescott Valley	Home rehabilitation program	440,000
Western Rural Area:			
Habitat for Humanity Yuma	Yuma	New construction for homeownership	50,000
Lake Havasu City, City of	Lake Havasu City	Home rehabilitation program	200,000
Western Arizona Council of Governments (WACOG)	LaPaz, Mohave, Yuma Counties	Home rehabilitation program	331,834
Yuma Neighborhood Development Corporation	Yuma	Pre-development loan for potential homeownership development	15,800
Yuma, City of	Yuma	Home rehabilitation program	300,000
Metropolitan Areas:			
Amity Foundation	Tucson	Pre-development loan for possible emergency shelter	20,000
Arizona ACORN Housing Corporation	Phoenix	Down payment/closing cost assistance for first time homebuyers	42,600
Arizona Family Fund	Maricopa County	Regional Workforce Housing Plan	25,000
Community Information and Referral Services	Maricopa County	Matching funds for Maricopa County Human Management Information System (HMIS) project	20,000
Community Services of Arizona	Phoenix	New construction of rental units	500,000
FSL Home Improvements	Maricopa County	Home emergency repair program	165,000
Human Service Campus, LLC	Phoenix	New construction of emergency shelter	500,000

Information and Referral Services	Pima County	Homeless planning for Pima County Continuum of Care process	21,250
Phoenix, City of	Phoenix	Home rehabilitation program	550,000
PPEP Microbusiness & Housing Development Corporation	Tucson	New construction for homeownership (self- help)	82,000

**State Housing Fund – amounts remaining available . . .**  
**look for this list to be updated regularly at**  
[http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)



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Spring 2005

# E-Newsletter



## Message from the Director

Sheila D. Harris, Ph.D.

Long ago under the Julian Calendar, New Year's Day was celebrated on April 1. When the Gregorian Calendar was adopted in the 16<sup>th</sup> Century, calling for New Year's Day to be celebrated January 1, many European countries held out for centuries, continuing to celebrate on April 1. Even after it was formally adopted, some people either refused to accept the new date or did not learn about it and continued to celebrate New Year's Day on April 1. Other people began making fun of these traditionalists, sending them on "fool's errands" or trying to trick them into believing something false.

Today, April Fool's Day is one of the most light hearted days of the year, though it stems from a serious subject – the adoption of an entirely new calendar, signaling a change in time.

This year on April 1 the State Interagency and Community Council on Homelessness (ICCH) will take on a very serious subject, signaling a change in time, when it brings together a group of advocates to help develop a 10-year homeless housing plan. We hope you will join us to help launch a new year and a new beginning to addressing the housing needs of our homeless population in Arizona.

**Ending HOMELESSNESS in Arizona**

Sponsored by:

Arizona Department of Housing

April 1, 2005  
 Heard Museum  
 9am - 4pm

Join Dr. Sheila Harris, Director of the Arizona Department of Housing, David Berns, Director of the Arizona Department of Economic Security, and Fred Karnas, the Governor's policy advisor for Urban Affairs and Community Development to review existing housing and Continuum of Care plans. As a group, attendees will develop and identify the top three barriers preventing ending homelessness in Arizona.

After lunch the group will be divided into three moderated sessions. Each group will strive to blend their ideas and strategies to build a plan of action, which will be used in the development of the ten-year housing plan for the Governor's Interagency and Community Council on Homelessness (ICCH).

The Heard Museum's Steele Auditorium is centrally located at 2301 North Central Avenue (Central and Monte Vista) between McDowell and Thomas Roads in Phoenix.

A \$35 registration fee includes the program, lunch and an available tour of the museum after the program ends at 4:00 p.m. Information: (602) 771-1000 or on-line at [www.housingaz.com](http://www.housingaz.com). Registrations must be received by March 28.

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### Arizona Housing Commission Meeting Schedule

**April 29 – Phoenix**  
**May – no meeting**  
**June 24 – TBA**

For more information on locations and times contact Pat Boland at (602) 771-1017 or by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority

## Mortgage Revenue Bond Program

Funds are still available for the 2004 Single Family Mortgage Revenue Bond (MRB) Program, first offered by the Arizona Housing Finance Authority (AzHFA) in the summer of 2004. The MRB Program offers residents of rural Arizona (excluding Maricopa and Pima counties) the opportunity to obtain **first time homebuyer mortgage financing at approximately one percent below market rates** with up to \$20,000 in down payment and closing cost assistance. The maximum purchase price limits have recently been increased and may be found on our website at [www.housingaz.com](http://www.housingaz.com).

The program is open to income eligible buyers who are purchasing their first home or have not owned a home in the past three years. To participate in the program, a borrower must apply for a loan with a participating MRB lender. To obtain the additional benefit of the down payment and closing cost assistance, the borrower must contact the local Homes for Arizonans program provider in their area and request an application. The Homes for Arizonans program is a joint program of the Arizona Department of Housing and the AzHFA. For information on the Homes for Arizonans program, visit our website at [www.housingaz.com](http://www.housingaz.com) and click on Homes for Arizonans Initiative, or contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

A list of participating MRB lenders is available through our website at [www.housingaz.com](http://www.housingaz.com). New lenders may join the program at any time by contacting Carl Kinney, AzHFA Programs Administrator, at (602) 771-1091 and requesting an invitation to participate.

## Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see above). Depending on the borrowers' income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail. The maximum purchase price limits have recently been increased and may be found, along with additional information about the MCC program, at [www.housingaz.com](http://www.housingaz.com).

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public. Upcoming meetings are scheduled on the following dates:

April 12<sup>th</sup> – State Capitol, ADOH Conference Room  
May 10<sup>th</sup> – State Capitol, ADOH Conference Room  
June 14<sup>th</sup> – State Capitol, 8<sup>th</sup> Floor Conference Room

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1017 or [patb@housingaz.com](mailto:patb@housingaz.com).



### 2005 Board of Directors

Ross McCallister  
The McCallister Companies  
*Chairperson*

Cliff Potts  
Prudential Real Estate  
*Vice-Chairperson*

Donald E. Brandt  
Pinnacle West Corporation  
*Treasurer*

Victor Flores  
Salt River Project  
*Secretary*

Rita Carrillo  
Neighborhood Housing Services

Brian Mickelsen  
City of Cottonwood

Stephanie Prudence  
Charter Funding

# What's New?

## ADOH provides financial assistance to communities impacted by recent storms

The Arizona Department of Housing has awarded \$1,156,000 to assist Mohave County and the Hopi Tribe in providing housing aid to families impacted by recent storms.

Mohave County has been awarded a total of \$656,000 in State Housing Trust Funds to provide two services to residents in the Beaver Dam/Littlefield area: (1) temporary relocation assistance for families that have been displaced from their homes due to flood damage; and (2) dollars to provide for the emergency repair of damaged housing units.

The Hopi tribe has been awarded \$500,000 in State Housing Trust Fund to fund emergency repairs to housing in 12 tribal villages that were damaged by recent storms. Emergency repair programs address health and safety concerns, such as damaged or leaking roofs and other immediate repair needs.

## Draft of 5-Year ConPlan available for comment

Draft copies of the State's Five-Year Consolidated Plan (ConPlan) are now available at the ADOH website: [www.housingaz.com](http://www.housingaz.com) and in hard copy form from 8:00 a.m. – 5:00 p.m., Monday through Friday, at the ADOH Office, State Capitol, Executive Tower, 1700 West Washington, Suite 210, Phoenix, Arizona 85007. Written comments on the draft will be accepted by Andrew Rael, Programs Administrator, at the above address until March 31, 2005 at 5:00 p.m. Persons requiring special formats due to disability may contact ADOH at (602) 771-1000 or at our TTY number, (602) 771-1001.



*Photos convey some of the damage from recent storms in Mohave County (top photo) and on Hopi Tribal lands (left) in Northern Arizona.*

## Accessibility data soon to be available on Socialserve.com

ADOH is currently working with Socialserve.com and the Governor's Council on Developmental Disabilities to expand the information available on affordable rental units listed on Socialserve.com to add data points, such as counter heights, door widths, etc., to the information already listed on the site on the more than 30,000 apartments across the state that are listed. This service will allow low-income households with disabilities to search the site to find units suited to accommodate their needs.



# Homes for Arizonans Day hits a homerun

*Arizona Diamondback Luis Gonzalez speaks out on affordable housing in Arizona*



Homes for Arizonans Day, an event hosted by the Arizona Department of Housing and the Arizona Housing Commission, was held on February 14<sup>th</sup> at the State Capitol. The annual event provides an opportunity for the public and policymakers to learn about affordable housing efforts being initiated by various businesses, government agencies and non-profit organizations from across the state, as well as the stabilizing role housing plays in the lives of our state's children and families.

"Homes for Arizonans Day continues to be a premier event that brings together those in our communities who serve people of modest means," said ADOH Director, Dr. Sheila Harris. Exhibitions by over 40 organizations that are involved in developing affordable housing opportunities participated in the event.



Speakers to a lunchtime crowd of over 200 included Dr. Harris; Luis Gonzalez; Gregg Holmes, Stardust Companies and Chairman of the Regional Workforce Housing Task Force; Deb Drysdale-Elias, Principal, George Washington Carver Elementary School in Yuma; Rich Bowen, Northern Arizona University; Karen Cooper, Flagstaff City Councilmember; Barry Wong, President, Phoenix Industrial Development Authority; and Anna Chavez, Director of Intergovernmental Affairs for Governor Janet Napolitano.



**Save the date!**

## **2005 Affordable Housing Forum to be held in Carefree**



*This year the Arizona Department of Housing will hold its annual Affordable Housing Forum from September 13-15 at the Carefree Resort & Villas. Watch for more information in our Summer E-Newsletter in July.*

### **HUD announces federal homeless funding for Arizona**

In January, the U.S. Department of Housing and Urban Development (HUD) announced the award of over \$3 million in funding for homeless programs in rural Arizona. Deputy HUD Secretary Roy Bernardi made the announcement during an award ceremony held in Phoenix.

Governor Janet Napolitano accepted a check on behalf of the entire state at the award ceremony, totaling approximately \$30 million. Included in this amount was over \$3 million for rural homeless programs. "Many communities, especially in rural Arizona, have few resources to provide shelter to homeless individuals. This grant is instrumental in our efforts to continue to provide safe and affordable places to live for our fellow Arizonans," said Governor Janet Napolitano.

Funding will be distributed to 18 existing rural homeless assistance programs, as well as two newly authorized programs, that provide transitional and permanent housing. The funding is competitively awarded each year and applied for through the Continuum of Care process, a consolidated effort for awarding grants that emphasizes local coordinated plans. ADOH leads the effort for the Rural Continuum of Care, which serves the balance of the state outside of Maricopa and Pima counties. The Rural Continuum received the highest score in the United States in this year's application for funding.

The additional funding will allow for two new programs, which will assist homeless veterans in Yavapai County and homeless persons with mental illness in Yuma and La Paz counties.

### **President's FY06 Budget proposes significant cuts**

The Bush administration has proposed an 11.5 percent reduction in its FY2006 budget which was released in February. Most of the cuts result from the Administration's proposal to consolidate the Community Development Block Grant (CDBG) program and several programs currently administered by other federal departments into a new community and economic development block grant administered by the U.S. Department of Commerce.

The budget proposes to consolidated CDBG and several other programs currently housed within HUD and four other federal agencies into a new community and economic development block grant – Strengthening America's Communities Grant Program. CDBG is the largest of the programs that would be consolidated into the new block grant. FY 2005 CDBG funding was over \$4 billion. The new consolidated block grant program is only being recommended for \$3.7 billion. The budget provides very few details on the new block grant and does not indicate if funding would go to states, localities, or both, or what activities would be eligible.

With respect to the HOME program, the budget proposes a slight increase of 2 percent over FY2005, but then proposes to reduce the amount of flexible spending eligible under HOME, by increasing the formula for the American Dream Downpayment Initiative set-aside.

Housing Opportunities for Persons with AIDS (HOPWA) has also been proposed to receive about a 5 percent cut.

## **AzHFA attorney named one of *The Best Lawyers in America*®**

Scott Ruby of Gust Rosenfeld, a private bond attorney representing the bond transactions of the Arizona Housing Finance Authority (AzHFA) was recently chosen by his peers as one of The Best Lawyers in America®. Congratulations Scott!

## **New appointment to Arizona Housing Commission**

Governor Janet Napolitano recently named Greg Petz, Graham County Planning and Zoning Director, as a new member to the Arizona Housing Commission (AHC), representing the general public. The AHC is a 24-member commission made up of representatives from private industry, nonprofit housing organizations, and state, local and tribal governments.

## **45 rental projects apply for Low-Income Housing Tax Credits**

March 15<sup>th</sup> marked the deadline for the application for 2005 Low-Income Housing Tax Credits under the competitive program to secure 9% tax credits. 38 applications for new projects and seven applications for Director's Discretion (previously funded projects requesting additional tax credits) were received, requesting a total of \$25.5 million in credits, which equates to a ten-year value of nearly \$255 million dollars requested. Of the newly proposed projects, 12 are in Maricopa or Pima counties, 26 are in rural counties, four are on tribal lands, two include historical properties, and two are HOPE VI projects.

## **ADOH staff attend national legislative conferences**

ADOH Director Dr. Sheila Harris and Andrew Rael, Programs Administrator, attended legislative conferences for the National Council of State Housing Agencies (NCSHA), National Association of Housing Redevelopment Officials (NAHRO), and the Council of State Community Development Agencies (COSDA) in March, offering attendees opportunities to meet with local federal legislators. Issues of concern at this years conferences included the President's proposed FY2006 budget, which substantially reduces the Community Development Block Grant (CDBG) program.

## **Flagstaff establishes housing task force**

In February, the Flagstaff City Council decided on appointments to its Housing Task Force. The 19-member task force will ultimately recommend changes to planning and development regulations in hopes of improving Flagstaff's affordable housing situation.

Task force members appointed were: Brian Carlson, Majestic Development; Lynn Hagen, TBP, Ltd.; Michael Baird, Agave Engineering; Paul Moore, architect; Helen Hudgens Ferrell, Bothands, Inc.; David Lembke, Coldwell Banker NARICO; Ann Ralles, dentist; Richard Meacham, Coconino County; Cass Rankin, Arizona Public Service; Jean Richmond-Bowman, Northern Arizona Builders Association; Dan Cothran, Northern Arizona University; Paul Kulpinski, Flagstaff Unified School District Board member; Bill Towler, Coconino County; and Kara Kelty and Art Babbott, city council members.

## **New publication released on affordable housing crisis**

A new report has been issued by the National Low Income Housing Coalition, Center for Community Change, Center for Economic and Policy Research, Children's Defense Fund, and the Community Learning Project. The report is available at: <http://www.nlihc.org/research/housingmyths.pdf>.

*The Crisis in America's Housing: Confronting Myths and Promoting a Balanced Housing Policy* challenges what it calls common "myths" that subsidized housing is unnecessary because the market will provide affordable housing for all, federal housing subsidies are provided disproportionately to "undeserving" renters in urban areas, and homeownership is the best option for everyone.

The report contends:

- incomes are not keeping up with rising housing costs;
- federal homeownership subsidies (specifically the mortgage interest income tax deduction) benefit mostly higher-income families and greatly exceed federal subsidies for affordable housing;
- homeownership is not always the best option for low-income families.

## **Governor's Tribal Housing Initiative offers Financial Education Training**

The Financial Education Committee of Governor Napolitano's Tribal Housing Initiative has arranged Financial Education Training in four locations around Arizona this year. Training is intended for tribal leaders, educators, housing professionals, and those who provide counseling on personal financial management and asset accumulation, including homeownership. Training is \$35 per day.

### **Session 1 – Building Native Communities**

*Designed to help Native Communities adapt traditional skills to wise management of financial resources. Learn to develop a spending plan, work with checking and savings accounts and understand the importance of credit.*

### **Session 2 – Money Smart**

*A financial education curriculum designed to help adults outside the financial mainstream develop financial skills and positive banking relationships.*

### **Session 3 – Assets for Arizona Institute**

*Individual Development Accounts (IDAs) – how they can help either establish wealth through homeownership or pay for education costs.*

### **Session 4 – Arizona Saves**

*Designed to help individuals, families and children save, reduce debt, and build assets through sound money management. All programs and services are free.*

### **Session 5 – Arizona Council on Economic Education**

*Education for Arizona students in the development of economic ways of thinking and problem solving, utilizing the tools of consumers, investors, workers, and participants in a global economy.*

### **Sessions 1, 3, 4 & 5**

**August 3 – 8:00 a.m. – 4:00 p.m.**

Blue Water Casino Hotel  
11300 Resort Drive, Parker, AZ

### **Sessions 2, 3, 4 & 5**

**May 4 – 8:00 a.m. – 4:00 p.m.**

Radisson Woodlands Hotel  
1175 W. Route 66, Flagstaff, AZ

**November 1 – 8:00 a.m. – 4:00 p.m.**

Pascua Yaqui Tribe  
4720 W. Calle Tetakusim Road, Tucson, AZ

Please visit [www.housingaz.com](http://www.housingaz.com) and click Governor's Tribal Housing Initiative. The main page has a link to registration and information. Information is also available by calling Michael Vaughn at (602) 771-1087.

## **ASU's Del E. Webb School of Construction to hold tribal housing conference**

The Arizona Department of Housing has provided a \$5,000 grant to assist with the funding of a national conference on construction on tribal lands. The conference will provide a unique opportunity to meet with tribal project owners, decision-makers, builders, and experienced tribal and industry contractors who are successful in Indian Country.

**Construction in Indian Country** will be held May 5-6 at the Sheraton Crescent Hotel, 2620 West Dunlap Avenue, Phoenix, AZ 85021. Hotel reservations can be made by calling (602) 943-8200. To receive the special discounted room rate of \$89 per night, ask for "ASU's Construction in Indian Country Conference" rate when making reservations. Reservations must be made by April 5.

### **Conference topics include:**

*Construction Law in Indian Country*

*Indian Culture & History*

*Building Nations:  
Project Needs in Indian Country*

*Planning & Pre-Construction*

*Construction Management in Indian Country*

*Contractor-Tribal Relations*

Registration fees include access to the conference as well as a luncheon on both days. American Indian registration: \$375 per person (this offer is being made for registrations courtesy of the Conference Planning Committee and is extended to Tribal members), and Industry & Agency registration: \$485 per person.

For more information on the conference, contact Mary Lue Peck, Del E. Webb School of Construction, at (480) 727-6876.

# Upcoming Conferences, Trainings and Other Happenings . . .

**March 30**

## **CDBG Week Celebration**

As this E-Newsletter is being readied to hit cyberspace, the Arizona Department of Housing is busy serving as host of the 2005 CDBG Week Celebration. This year's festivities are planned to be held on March 30<sup>th</sup> at the Francisco Grande in Casa Grande. Ceremonies will begin at 10:00 a.m. with a keynote address by Anna Chavez, Director of Intergovernmental Affairs for Governor Napolitano. An awards ceremony will be followed by a luncheon. Mistress of Ceremonies for the event is ADOH Director Dr. Sheila Harris. The City of Coolidge is serving as the chair of the event, and sponsors include ADOH, City of Casa Grande, City of Phoenix, and the National Association of Housing Redevelopment Officials (NAHRO).

**April 7**

## **2005 Energy Management Conference**

The Arizona Department of Commerce will hold its 2005 Energy Management Conference on April 7 at the Black Canyon Conference Center. Cost to attend is \$50, and includes all sessions and conference meals. For more information, contact Gloria Castro at (602) 771-1143 or [gloriac@azcommerce.com](mailto:gloriac@azcommerce.com).

**April 6-7**

## **Preserving Rural Rental Housing**

The Housing Assistance Council (HAC) and the National Law Project are sponsoring a conference, April 6-7 at the Hotel Washington, in Washington, DC entitled *Preserving Rural Rental Housing: Actions and Strategies*. For more information on the conference, go to: [www.ruralhome.org](http://www.ruralhome.org).

**April 20**

## **Construction Management-At-Risk/ Design-Build in Arizona**

This seminar, by Lorman Education Services, is designed to give attendees an understanding of how construction projects are undertaken today utilizing two of the most widely accepted methods in the industry: construction management-at-risk and design-build. The seminar will be held at Wells Fargo Conference Center, 100 West Washington Street, Phoenix. More information is available at [www.lorman.com](http://www.lorman.com).

**April 21**

## **2005 State Housing Fund Workshop**

A workshop designed to launch the FY2006 State Housing Fund Program year (July 1, 2005 through June 30, 2006) is scheduled to take place at the Black Canyon Conference Center in Phoenix on April 21. Cost to attend is \$135. For more information visit the ADOH website

[http://www.housingaz.com/UPLOAD/2005\\_SHF\\_Workshop.pdf](http://www.housingaz.com/UPLOAD/2005_SHF_Workshop.pdf).

**May-August**

## **Arizona Housing Institute**

For the second year, ADOH is sponsoring the Arizona Housing Institute, an intense series of hands-on training sessions, where participants are put into groups which actually work on potential affordable housing projects. Two-day sessions will be held monthly in May, June, July and August at the Black Canyon Conference Center in Phoenix. A fee of \$500 is required to participate in the Institute. For more information contact Pat Boland at (602) 771-1017, or download registration materials at [www.housingaz.com/UPLOAD/Housing\\_Institute\\_App.pdf](http://www.housingaz.com/UPLOAD/Housing_Institute_App.pdf). Registrations should be received by April 1.

**June 8-9**

## **Homeownership Development Part II**

This is the second in a two-part series of intense training classes on developing homeownership opportunities with ADOH resources. Part II will be held in Prescott at the Hassayampa Inn. For more information contact Pat Boland at (602) 771-1017.

# Notices of Funding Availability . . .

## State Housing Fund Program Summary available

The *FY2005 State Housing Fund Program Summary* and relevant applications are available on the ADOH website. The Program Summary explains the availability of Federal HOME and State Housing Trust Funds, available from July 1, 2004 – June 30, 2005, through one universal application. To download a copy of the Program Summary go to: [http://www.housingaz.com/UPLOAD/2005\\_SHF\\_Prog\\_Summary.pdf](http://www.housingaz.com/UPLOAD/2005_SHF_Prog_Summary.pdf). A Word version is also available at the ADOH website ([www.housingaz.com](http://www.housingaz.com) see Library). Application dates remaining in this fiscal year include the acceptance of rental and homeownership development applications on April 29.

The *FY2006 State Housing Fund Program Summary* (for applications submitted from July 1, 2005 – June 30, 2006) will be published and made available on CD-rom just prior to the State Housing Fund Workshop on April 21 (see page 8). Changes in 2006 include an increase in the annual State Housing Fund limit from \$500,000 per entity to \$750,000, with the exception of emergency repair programs which remains capped at \$500,000. An increase to \$35,000 per single-family unit will also be allowable under State Housing Fund homeownership programs.

## 2005 State Housing Fund Program Income Limits

The new 2005 State Housing Fund Program Income Limits for program beneficiaries have been posted to our website at: [http://www.housingaz.com/UPLOAD/SHF\\_Program\\_Median\\_Income\\_Guidelines\\_Revised.pdf](http://www.housingaz.com/UPLOAD/SHF_Program_Median_Income_Guidelines_Revised.pdf)

## Register to receive notice of all Federal grant opportunities

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## HUD to fund emergency capital repairs for nonprofit elderly properties

The U.S. Department of Housing and Urban Development (HUD) has announced that it will make grants available to nonprofit owners to repair threats to health, safety, and quality of life in HUD-funded multi-family properties for elderly tenants. No deadline is given. For more information contact Aretha Williams at (202) 708-3000 or go to: [www.access.gpo.gov/su\\_docs/fedreg/frcont04.html](http://www.access.gpo.gov/su_docs/fedreg/frcont04.html) or [www.hudclips.org](http://www.hudclips.org).

## CFED grants available in Manufactured Housing

CFED, a national nonprofit that works on expanding economic opportunities, is soliciting proposals that address barriers to asset-building in the manufactured housing sector as part of its Innovations in Manufactured Homes (I'M HOME) initiative. I'M HOME is a multi-year, multi-million dollar initiative focused on four areas: new and replacement construction, mortgage financing, long-term security for manufactured housing communities, and public policy. Successful applicants will receive implementation grants of up to \$150,000 or catalyst grants (for projects in earlier stages of development) of up to \$50,000. The grants are designed to leverage additional outside funds and support efforts to improve the ability of low- and moderate-income families to build wealth and attain greater financial security through ownership of manufactured homes. The deadline for a concept paper – the first step in the application process – is April 15. For more information, go to:

<http://www.cfed.org/focus.m?parentid=314&siteid=317&id=317>.

## HHS grants available

The U.S. Department of Health and Human Services (HHS) is offering nonprofits, government entities, and others, grants to create and run programs to teach participants about financial management and to establish Individual Development Accounts. Funds must be matched. HHS will review applications on a rolling basis, with review set for applications received by June 15, and November 1. For more information contact James Gatz at HHS at (202) 401-4626 or [afiprogram@acf.hhs.gov](mailto:afiprogram@acf.hhs.gov).

HHS also is offering tribes, tribal organizations, and nonprofits, grants for social and economic development programs for Native Americans. The deadline for application is April 19. For more information contact the Administration for Native Americans (ANA) at (877) 922-9262 or [ana@acf.hhs.gov](mailto:ana@acf.hhs.gov).

## HUD issues SuperNOFA

The U.S. Department of Housing and Urban Development's (HUD) FY2005 SuperNOFA has been released. This notice of funding availability includes an opportunity to apply for funding for many competitive HUD grants, including the Continuum of Care, the Housing for Persons who are Homeless and Addicted to Alcohol (a new program), competitive Housing for Persons With AIDS (HOPWA), and other programs. For more information go to <http://www.hud.gov/offices/adm/grants/fundsavail.cfm>.

## Other Info . . .

### FHA Raises 2005 Loan Limits

The Federal Housing Administration (FHA) has announced a 7 percent increase in its maximum single-family mortgage limit. The FHA adjusts the loan limits each year to account for changes in home prices. Area mortgage limit information is available on HUD's website: <https://entp.hud.gov/idapp/html/hicostlook.cfm>.

### Annual *Out of Reach* report released

The National Low Income Housing Coalition (NLIHC) released its annual *Out of Reach* report in December, reporting on the 2004 "housing wage" for every state, region, and country in the United States. The housing wage is the hourly amount someone would have to earn to afford a two-bedroom apartment rented at the fair market rent (FMR). To view the report, go to: <http://www.nlihc.org/oor2004/>.

### Biden to introduce bill to reauthorize Violence Against Women Act

In March, the National Council of State Housing Agencies (NCSHA) reported that Senator Joseph Biden (D-DE) is planning to introduce the Violence Against Women Act (VAWA) of 2005, which would reauthorize original VAWA programs and expand the legislation to include housing programs. Authorized under the Department of Justice, the programs would not compete with HUD housing programs for funding. VAWA would create a \$20 million competitive grant program for the development of long-term housing for victims of domestic violence. The grants would be used to fund collaborations between housing agencies, victim service providers, homeless service providers, and nonprofit housing development organizations. Funds could be used for housing capital and operating costs, as well as supportive services to create long-term housing options for victims who are currently, or at risk of becoming, homeless.

## **IRS Releases 2005 Population Figures**

The Internal Revenue Service (IRS) has published the official state population figures for use in determining 2005 Housing Credit per capita and private activity bond volume caps. For calendar year 2005, the state Low-Income Housing Tax Credit per capita amount is the greater of \$1.85 times the state population or \$2,125,000; the state private activity bond volume cap is the greater of \$80 times the state population or \$239,180,000. Based on the IRS resident figure of 5,743,834, Arizona's LIHTC volume cap for 2005 is \$10,626,093 and the private activity bond volume cap, \$459,506,720.

## **CRA amendment revisited**

After receiving more than 11,000 comments in response to its proposal to expand the Community Reinvestment Act's (CRA) definition of "small banks" to include banks with assets under \$1 billion, the Federal Deposit Insurance Corporation (FDIC) issued a new proposal in late February. Many community and housing development organizations argued that the FDIC's proposal could reduce small bank incentives to invest in housing bonds and low-income housing tax credits, potentially limiting affordable housing opportunities.

In a joint notice, the FDIC and the Office of the Comptroller of the Currency (OCC) issued a new proposal, which would apply to federally chartered banks under the jurisdiction of the two regulators, creating a new category of "intermediate small banks" for banks with assets between \$250 million and \$1 billion. Intermediate small banks, considered large banks under current regulations, would no longer be subject to large bank CRA compliance requirements. Instead, they would need to meet both the current small bank test and a new community development test requiring them to consider their communities' lending, investment, and service needs. Large banks with assets of \$1 billion or more would remain subject to current large bank CRA requirements. A draft of the proposed changes is available at: <http://www.occ.gov/ftp/release/2005-19a.pdf>.

## **ACS to provide continual update of census data**

An omnibus appropriations bill for FY2005 included enough funding so that the American Community Survey (ACS) would be fully funded with enough funding to put the survey into effect so that, by 2010, census data on housing and other subjects will be available every year instead of every ten years. For more information on the ACS, go to: <http://www.census.gov/acs/www/>.

## **Government-owned homes for sale**

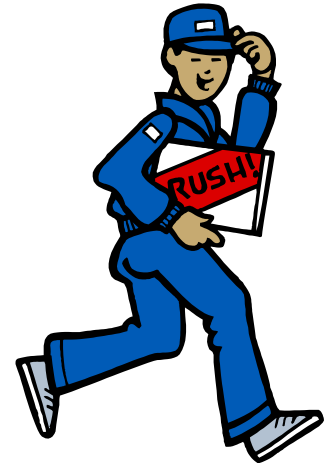
Information about single-family houses owned by the U.S. Department of Housing and Urban Development (HUD), United States Department of Agriculture (USDA) and Veterans Administration (VA), and how to purchase them is posted at [www.homesales.gov](http://www.homesales.gov).

## **OCC Issues Predatory Lending Guidelines**

On January 7, the Office of the Comptroller of the Currency (OCC), a department of the U.S. Treasury, published home lending standards to protect against predatory lending practices by the national banks it regulates. The guidelines, which become effective in April, incorporate provisions and principles of advisory letters the OCC issued in 2003 that identified predatory or abusive lending practices. A copy of the guidelines is available at: <http://www.occ.treas.gov/Consumer/combat.htm>.

## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



## Recent Funding Announcements . . .

Since January 1<sup>st</sup>, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

### State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Northern Rural Area:</b>			
<b>BOTHANDS</b>	Flagstaff	SHP Administration	1,862
<b>Flagstaff Catholic Social Services</b>	Flagstaff	SHP Administration	1,548
<b>The Guidance Center, Inc.</b>	Flagstaff	SHP Administration	2,588
<b>Hopi Tribal Housing Authority</b>	Hopi Reservation	Emergency repair for winter storm repair	550,000
<b>Old Concho Community Assistance Center (OCCAC)</b>	Apache, Navajo Counties	SHP Administration	6,282
<b>Open Inn, Inc.</b>	Prescott	SHP Administration	1,165
<b>US Veterans Initiative</b>	Yavapai County	SHP Administration	10,696
<b>Southeast Rural Area:</b>			
<b>Community Partnership of Southern Arizona (CPSA)</b>	Cochise, Santa Cruz Counties	SHP Administration	1,850
<b>Elfrida Citizen's Alliance</b>	Elfrida	New construction of single family units	330,000
<b>Women's Transition Project</b>	Bisbee	SHP Administration	3,063
<b>Central Rural Area:</b>			
<b>Apache Junction, City of</b>	Apache Junction	Owner-occupied housing emergency repair program	150,000
<b>Apache Junction, City of</b>	Apache Junction	Owner-occupied housing rehabilitation program	250,000
<b>Community Action Human Resources Agency (CAHRA)</b>	Pinal County	SHP Administration	3,823
<b>Horizon Human Services, Inc.</b>	Casa Grande	SHP Administration	1,878
<b>Maddox Estates Townhomes</b>	Eloy	New construction of rental units	395,475
<b>Pinal County</b>	Unincorporated Pinal County	Owner-occupied housing rehabilitation program	510,000



Western Rural Area:			
Recipient	Service Area	Type of Program/Project	Funding
Bullhead City, City of	Bullhead City	Owner-occupied housing rehabilitation program	384,683
Colorado Rivera Union High School District #2	Bullhead City	SHP Administration	1,412
The Excel Group	Yuma County	SHP Administration	4,549
Mohave County Community Development Department	Mohave County	Emergency housing assistance for flood victims	390,000
Mohave County Community Development Department	Mohave County	Emergency repair of owner-occupied units damaged by recent flooding	266,000
Mohave County Community Development Department	Mohave County	SHP Administration	2,352
Services Maximizing Independent Living & Empowerment (SMILE)	Yuma	Owner-occupied housing emergency repair program	330,000
Metropolitan Areas:			
Colonia Libre Townhomes	South Tucson	New construction of rental units	396,501
Florence Crittendon Services of Arizona, Inc.	Phoenix	Acquisition and rehabilitation of rental units	500,000
Habitat for Humanity West Valley	Surprise	New construction of single-family units	250,000
Maryland Senior Housing, LP	Phoenix	Acquisition and rehabilitation of rental units (additional funding for project funding in FY04)	30,433
Old Pueblo Community Foundation	Marana	Owner-occupied housing rehabilitation program	325,000
Old Pueblo Community Foundation	Pima County	New construction of single-family units	75,000
Phoenix, City of	Phoenix	Emergency operating for winter over-flow shelter	25,000
Salt River Pima-Maricopa Indian Community (SRPMIC)	Scottsdale	Rehabilitation of rental units	500,000
Scottsdale, City of	Scottsdale	Owner-occupied housing rehabilitation program	341,000
Surprise, City of	Surprise	Owner-occupied housing emergency repair program	300,000
Village Square Apartments	Phoenix	Acquisition and rehabilitation of rental units	500,000
Statewide:			
ASU Del Webb School of Construction	Statewide	Conference on construction on tribal land	5,000
Tucson Metropolitan Housing Corporation	Statewide	Annual affordable housing conference	10,000

State Housing Fund – amounts remaining available . . . look for this list to be updated regularly at [http://www.housingaz.com/UPLOAD/SHF\\_Balances\\_for\\_Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)

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Summer 2005

# E-Newsletter



## Message from the Director

Sheila D. Harris, Ph.D.

The state of Arizona has long been known as a great destination for camping. For most, camping is generally associated with fun times; a chance to get away from everyday worries, to enjoy the great outdoors and commune with nature. Lately, the experience of camping has taken on a whole new meaning for altogether too many Arizonans . . . as in *camping out to secure a home*.

There is no doubt that housing, especially housing that is affordable to working families, is getting harder and harder to find in Arizona. As a result, families seeking affordable housing are moving further away from our core business districts, pushing development into areas once considered rural.

The impact that the continued growth of the state has had on our housing market is evident everywhere. Not only are houses in the metro areas increasing in price almost daily, but housing costs in many rural areas of the state are increasingly out of reach for too many Arizonans.

We hope you'll give some thought to the housing crisis while you're camping this summer –then join us in September at the Governor's Affordable Housing Forum to share ideas on ways we can work together to erase the need for *needless* camping.



Plans are underway for the *2005 Governor's Affordable Housing Forum*, September 13-15 at the Carefree Resort & Villas in Carefree, Arizona. This year's keynote speaker, sponsored by **Bank One**, will be **Juan Williams**, one of America's leading political writers and thinkers. Williams is the senior correspondent for National Public Radio and a political analyst for Fox Television. A former prize-winning columnist and editorial writer for *The Washington Post*, he has also authored several books. Williams is on the cutting edge of America's culture and politics. **Governor Janet Napolitano** will also join us at a reception the evening of September 13, to announce the 2005 Housing Hero Awards. The forum this year will explore affordable housing challenges, barriers, trends and more. For more information visit us at:



Juan Williams

[www.housingaz.com](http://www.housingaz.com)

### Inside this issue:

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### Arizona Housing Commission Meeting Schedule

July 29 – Flagstaff  
August – no meeting  
September 13 – Carefree

For more information on locations and times contact Pat Boland at (602) 771-1017 or by email: [patb@housingaz.com](mailto:patb@housingaz.com)

# Arizona Housing Finance Authority

## Mortgage Revenue Bond Program

Funds are still available for the 2004 Single Family Mortgage Revenue Bond (MRB) Program, first offered by the Arizona Housing Finance Authority (AzHFA) in the summer of 2004. While the amount of funds remaining in the 2004 issue is limited, the AzHFA is planning a new 2005 bond issue to be available in mid summer. The MRB Program offers residents of rural Arizona (excluding Maricopa and Pima counties) the opportunity to obtain **first time homebuyer mortgage financing at approximately one percent below market rates** with up to \$20,000 in down payment and closing cost assistance. The maximum purchase price limits have recently increased and may be found on our website at [www.housingaz.com](http://www.housingaz.com).

The program is open to income eligible buyers who are purchasing their first home or have not owned a home in the past three years. To participate in the program, a borrower must apply for a loan with a participating MRB lender. To obtain the additional benefit of the down payment and closing cost assistance, the borrower must contact the local Homes for Arizonans program provider in their area and request an application. The Homes for Arizonans program is a joint program of the Arizona Department of Housing and the AzHFA. For information on the Homes for Arizonans program, visit our website at [www.housingaz.com](http://www.housingaz.com) and click on Homes for Arizonans Initiative, or contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

A list of participating MRB lenders is available through our website at: [www.housingaz.com](http://www.housingaz.com). New lenders may join the program at any time by contacting Carl Kinney, AzHFA Programs Administrator, at (602) 771-1091 and requesting an invitation to participate.

## Mortgage Credit Certificate Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal income tax liability, thereby assisting in qualifying for a mortgage. Benefits of the MCC are available for the life of the mortgage as long as the borrower occupies the property as their principal residence. Additionally, the Arizona Housing Finance Authority (AzHFA) and ADOH have teamed up to offer down payment assistance to MCC recipients through the Homes for Arizonans program (see above). Depending on the borrowers' income, they may qualify for up to \$20,000 in additional assistance. MCCs can be used with a variety of mortgage loans and borrowers can use the lender of their choice. To apply for an MCC, borrowers should notify their mortgage lender that they are applying, and then contact Family Housing Resources in Tucson at (800) 622-7462 to request an MCC application by mail. The maximum purchase price limits have recently been increased and may be found, along with additional information about the MCC program, at [www.housingaz.com](http://www.housingaz.com).

## AzHFA Board Meetings

The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public. Upcoming meetings are scheduled on the following dates:

**July 26 – State Capitol, ADOH Conference Room**  
**August – no meeting**  
**September 13 – Affordable Housing Forum, Carefree**

For more information on AzHFA Board Meetings contact Pat Boland at (602) 771-1017 or [patb@housingaz.com](mailto:patb@housingaz.com).



### 2005 Board of Directors

**Cliff Potts**  
Prudential Real Estate  
*Chairperson*

**Brian Mickelsen**  
City of Cottonwood  
*Vice-Chairperson*

**Donald E. Brandt**  
Pinnacle West Corporation  
*Treasurer*

**Victor Flores**  
Salt River Project  
*Secretary*

**Rita Carrillo**  
Neighborhood Housing Services

**Ross McCallister**  
The McCallister Companies

**Stephanie Prudence**  
Charter Funding

# What's New?

## ADOH appoints new Deputy



*A.J. Yazzie*

On June 13, **Aneva J. "A.J." Yazzie** assumed the position of Deputy Director of ADOH under **Director Sheila Harris**, bringing over 20 years of experience in the housing and community development arena. For the past nine years, Yazzie has owned her own consulting firm, Pro Tec

Consulting, which provided management services to both tribal and non-tribal entities. Prior to owning her own company, she worked for the federal government as an engineer at the U.S. Department of Housing & Urban Development and the U.S. Department of Interiors Bureau of Indian Affairs. As Deputy Director, Yazzie will oversee all operations and programs of the agency.

## AHC Member receives federal appointment

Arizona Housing Commission Member and Casa Grande Housing Director **Rosa Bruce** has been appointed to a national committee to make recommendations on President Bush's Strengthening America's Communities (SAC) Initiative. She is serving on the Program Eligibility and Allocation of Funds subcommittee. Though the Bush administration recommended the absorption of the Community Development Block (CDBG) program into SAC, Congress appears to have allocated enough funding to HUD for FY2006 to continue the CDBG program at that agency. The Strengthening America's Communities Initiative, which will be administered by the U.S. Department of Commerce, is intended to consolidate a number of federal economic development programs into one vehicle for the same purpose. Bruce was nominated to the committee by **Governor Janet Napolitano** and **Senator John McCain**. For more information on SAC, visit the U.S. Department of Commerce's website at:

[www.commerce.gov/SACI/index.htm](http://www.commerce.gov/SACI/index.htm).

## AzHFA Chair resigns; New Chairperson elected

Though he will continue as an Arizona Housing Finance Authority Board member, **Ross McCallister** has resigned his position as Chairperson of the AzHFA.

To fill this vacancy, the Board of Directors elected Vice Chairperson **Cliff Potts** to the chairmanship at their May meeting. Potts will finish out the term which ends September 30. At that same meeting, **Brian Mickelsen** was elected Vice Chairperson.



*Cliff Potts*

Potts hails from Payson where he has been active in transportation issues for many years and has served on the Town Council and as Mayor. He remains active in Payson community affairs and serves as vice chair of the Gila-Pinal Workforce Investment Board. Potts is the owner/broker for Prudential Arrowhead Realty in Payson and teaches real estate classes for Gila County Community College. Potts has served on the AzHFA Board since its inception.

## AzHFA gives preliminary approval to Santa Carolina

The Santa Carolina multifamily rental project, first brought to the Arizona Housing Finance Authority seeking an allocation of Multifamily Housing Revenue Bonds in 2003, has returned seeking series 2005 bonds of up to \$7 million. The AzHFA Board gave preliminary approval to the project at its May meeting. The developers **Molina Alvarez Group, LLC** plan to begin construction on the 128 unit project to be located in Nogales, in July 2005. The project is expected to take 13 months to build from start to finish and will be built in four phases.

## ADOH extends best wishes to retiring Deputy Director

After nine years with the State of Arizona, **Phyllis Murray** announced her retirement effective June 10. Murray joined the Housing Division of the Arizona Department of Commerce in 1996. During her tenure there she had an active role in working with the Arizona Housing Commission, State Legislature, Office of the Governor, and others to advance the concept of a new state housing agency. As an employee of the Governor's Office of Housing Development, she was instrumental in organizing the administration and organizational structure of the new agency – the Arizona Department of Housing – of which she was appointed Deputy Director in 2001. On her retirement, Murray will devote her efforts to a business owned by herself and her husband, **Dave Bixler Photography**, which specializes in wedding photography.



*Phyllis Murray*

## Former Commissioners honored

Congratulations are in order for former Arizona Housing Commission members **Teresa Brice-Heames** and **Andrew Gordon**.

**Teresa Brice-Heames**, co-founder and currently Senior Vice-President of Housing For Mesa, Inc., has been named a Loeb Fellow at Harvard University's Design School. She will be in residence at Harvard for the 2005-2006 academic year, exploring a multidisciplinary approach to addressing, within the context of urban design and planning, the "Politics of Growth" and its impact on social and cultural identity.

**Andrew Gordon**, President of Arizona MultiBank CDC, was named Arizona's 2005 *Financial Services Champion of the Year* by the U.S. Small Business Administration at the Arizona SBA's Small Business Week celebration in May. Gordon was selected for his advocacy role to small businesses in Arizona, including encouraging investment flow to small ventures, regulatory support, and general assistance given to small businesses in Arizona.



ADOH staff Michael Vaughn, A.J. Yazzie, Director Sheila Harris, and Anna Chavez, representing Governor Janet Napolitano, presented a check for emergency housing assistance to Hopi Chairman Taylor.

## New appointment to Arizona Housing Commission

Governor Janet Napolitano recently named Rena Van Fleet, as a new member to the Arizona Housing Commission (AHC), representing Tribal Government. The AHC is a 24-member commission made up of representatives from private industry, nonprofit housing organizations, and state, local and tribal governments.

## Draft ICCH Housing Plan now available

The Governor's Interagency & Community Council on Homelessness (ICCH) has announced the availability of the draft ICCH Housing Plan for public review and comment. Governor Janet Napolitano created the ICCH through an Executive Order in June 2004. The purpose of the ICCH is to guide the development and implementation of a state level plan to end homelessness for Arizonans, with a focus on families who are homeless. Public comment is being solicited at various meetings throughout the state this summer. Comments or questions may also be directed to Tim Klont at ADOH at (602) 771-1000 or [timk@housingaz.com](mailto:timk@housingaz.com). The deadline for public comment is August 19. To view a copy of the draft plan, go to: [www.housingaz.com](http://www.housingaz.com).

**socialserve.com**

serving the housing continuum and beyond

Search the Arizona market for an affordable rental:

[http://www.socialserve.com/tenant/index.html?state\\_id=4020](http://www.socialserve.com/tenant/index.html?state_id=4020)

A link to this site is also available through the ADOH website at [www.housingaz.com](http://www.housingaz.com).

## HUD extends Tribal assistance off native lands

In March, a historical event for Indian housing in Arizona took place when U.S. Department of Housing & Urban Development (HUD) Assistant Secretary for the Office of Public and Indian Housing, Michael Liu, announced the expansion of the Section 184 Loan Guarantee Program to all of Arizona.

Arizona becomes only the third state in the nation to have the Section 184 program extended state-wide. Previously, the program primarily assisted tribal members in purchasing homes on tribal land. The expansion will allow enrolled tribal members to utilize the program to purchase a home off of tribal land, regardless of whether or not their tribe is Section 184 approved. (Approval is required to utilize the Section 184 program on tribal land.)

The Governor's Tribal Housing Initiative Task Force, led by ADOH, has been instrumental in increasing awareness of the Section 184 program within Arizona tribal communities. A major objective of the Task Force is to develop strategies to increase homeownership for tribal members, including educating housing professionals, tribal leaders and community members on the importance of adopting codes and ordinances to allow for private financing of homes. Prior to the efforts of the Task Force, only seven tribes had the necessary codes in place and were Section 184 certified. Over the last two years, six additional tribes have become Section 184 approved, or are in the process of adopting the necessary codes.

The decision by HUD to expand the program to all of Arizona, which had been encouraged by ADOH, will prove valuable in increasing homeownership among tribal members. To assist families in purchasing their first home, ADOH also offers down payment and closing cost assistance up to \$20,000 (based on family size and income) to first time homebuyers purchasing a home outside of Maricopa and Pima counties. The program is eligible to tribal members and can be utilized in conjunction with the Section 184 program.



*Pascua Yaqui Chairwoman Hermania Frias and Michael Liu, Assistant Secretary for Indian Programs at HUD, announce the Section 184 Loan Guarantee Program expansion in Arizona.*

### Tribal Financial Education Training winds down with final session

The Financial Education Committee of Governor Napolitano's Tribal Housing Initiative has now held all but one Financial Education Training session it had scheduled in four locations around Arizona this year. Training is for tribal leaders, educators, housing professionals, and those who provide counseling on personal financial management and asset accumulation, including homeownership. The final day of training (which only includes Session 2-5 – see below) will be held in Tucson in November. Training is \$35 per day.

**Session 1 – Building Native Communities**

**Session 2 – Money Smart**

**Session 3 – Assets for Arizona Institute**

**Session 4 – Arizona Saves**

**Session 5 – Arizona Council on Economic Education**

**Sessions 2, 3, 4 & 5**

**November 1 – 8:00 a.m. – 4:00 p.m.**

Pascua Yaqui Tribe

4720 W. Calle Tetakusim Road, Tucson, AZ

Please visit [www.housingaz.com](http://www.housingaz.com) and click Governor's Tribal Housing Initiative. The main page has a link to registration and information. Information is also available by calling (602) 771-1000

# Legislative Update

By Jeff Gray  
Community & Government Relations

## On the state front...

After 123 days, the legislature adjourned on May 12<sup>th</sup>. Much of the session was spent debating the FY2006 budget. The Housing Trust Fund was spared from any sweeps or fund transfers in the final budget signed by the Governor. The Senate Appropriations Committee had considered replacing General Fund spending for the Coordinated Homeless Program, within the Department of Economic Security, with Housing Trust Fund monies in the amount of \$1,155,000. However, this option was not used when the final budget was adopted.

The legislative session was an eventful year for housing related legislation. Municipalities must now prepare an annual report accounting for the use of development fees (HB2066). Homeowners' associations face new procedures for applying charges relating to liens on members' homes (HB2154). Housing developed by tribes or tribal housing authorities for low income members are now exempt from property taxation (HB2441). Maricopa County adult probation officers face new restrictions on the approval of residences for persons on probation that were convicted of a felony sexual offence (SB1338).

Several bills were introduced, but did not become law. HB2339 would have permitted municipal tax increment financing. HB2340 would have amended the definition of infrastructure for a community facilities district to include dwellings, apartments and other living accommodations structured to accommodate primarily-postsecondary education students and households whose income does not exceed 125% of area median income. HB2547 would have extended the joint legislative homelessness committee until 2010. HB2593 would have prohibited a rental agreement from limiting or waiving any person's right to summon a peace officer or emergency assistance in response to domestic violence. HB2618 would have set new standards for the mortgage lending industry. SB1477 would have prohibited a county, city or town from adopting ordinances or regulations for adopting a land use regulation or general or specific plan provision, or impose as a condition for approving a building or use permit, a requirement or fee that has the effect of establishing the sales or lease price for a housing unit or residential building lot or parcel to be designated for sale or lease to any particular class or group of purchasers.

## On the federal front...

The U.S. House and Senate, after weeks of informal negotiations, agreed to an FY 2006 congressional budget resolution. Both the chambers passed the resolution April 28<sup>th</sup>. The resolution establishes a non-binding spending ceiling for the respective House and Senate Appropriations Committees.

House of Representatives Appropriations Chairman Jerry Lewis (R-Calif.) on May 5<sup>th</sup> released his FY 2006 funding allocations for each of the 12 appropriations subcommittees. The allocations divide the \$843 billion in total FY 2006 appropriations provided by the congressional budget resolution. Chairman Lewis's allocations --- known as 302(b)s --- provide over \$6 billion more for programs under the Transportation, Treasury, and Housing subcommittee (T-THUD) than the president requested for FY 2006. The Senate Appropriations Committee on June 9<sup>th</sup> adopted funding allocations for each of its 12 Subcommittees. The Senate HUD Appropriations Subcommittee received \$65.4 billion, \$2.3 billion more than the Administration requested for programs under the Subcommittee's jurisdiction.

## HUD Appropriations Bill

The Senate allocation means the HUD Subcommittee will face even greater difficulty in adequately funding all the programs under its jurisdiction than the House HUD Subcommittee. Accounting for this jurisdictional difference, the Senate HUD Appropriations Subcommittee's allocation is nearly \$1 billion less than the House HUD Appropriations Subcommittee's allocation.

The House HUD Appropriations Subcommittee marked-up its spending bill on June 15. The Subcommittee increased HUD funding by nearly 5 percent, rather than cutting overall HUD funding by 11.5 percent, as proposed by the Administration.

The Subcommittee provided \$1.79 billion for HOME formula grant funding, \$59 million more than the Administration requested and \$10 million more than the FY 2005 HOME formula grant appropriation. The Subcommittee level-funded the American Dream Downpayment Initiative (ADDI) at \$50 million, \$150 million less than the Administration requested.

The Subcommittee provided \$15.53 billion in voucher funding, \$765 million more than last year, but \$314 million less than the Administration's request. Of the total allocated for vouchers, \$14.09 billion is provided for voucher renewals, as requested by the Administration. There is feeling that this amount should provide enough funding to cover the cost of all vouchers currently in use.

The bill continues to use a "budget-based" distribution system for voucher renewal funds rather than a "unit-based" system that funds PHAs according to their actual costs. Under the bill, each PHA would receive FY 2006 voucher funding equal to its FY 2005 budget—which would be restored to account for the 4 percent pro-rata reduction required to stay within the funding Congress provided in FY 2005—plus an inflation estimate for 2006.

Continued on page 8

# Upcoming Conferences, Trainings and Other Happenings . . .

**July 21 & 22**

## **Arizona NAHRO's 2005 Annual Summer Conference**

The Arizona Chapter of the National Association of Housing & Redevelopment Officials (NAHRO) will present its 2005 Annual Summer Conference, July 21-22, at the Embassy Suites, in Tempe. *Building on Change* is the theme of this summer's conference which provides information, ideas and skills to help people working in the housing and community development field further their goals. ADOH's Operations Administrator, Carol Ditmore, will present a session on Arizona's State Housing Trust Fund at a Friday morning session. For more information, visit the Arizona NAHRO website at: <http://www.aznahro.org/conference/index.htm>

**August 17-19**

## **Governor's Rural Development Conference in Partnership with Arizona Association of Economic Development (AAED)**

The 2005 Governor's Rural Development Conference in Partnership with Arizona Association of Economic Development will be held at the Hilton El Conquistador in Oro Valley, August 17-19. ADOH will participate in three sessions at this year's conference, all to be held on August 18. Dr. Sheila Harris will speak on the Arizona Housing Market at 9:35 a.m., and then will participate on a panel regarding the Arizona Housing Market and Resources at 10:00 a.m. At 11:00 a.m., Dr. Harris and other ADOH staff, along with the State Homeless Coordinator, will discuss the Governor's Housing Initiatives. Technical Assistance from ADOH's Technical Assistance Coordinators will also be available on Thursday from 7:30 a.m. – 1:00 p.m. and on Friday from 7:30 – 10:30 a.m. For more information, visit the Arizona Department of Commerce website at:

**September 26 & 27**

## **Understanding Arizona's Low-Income Housing Tax Credit & HOME Compliance**

This ADOH-sponsored workshop is scheduled for September 26-27 at the Reid Park Doubletree Hotel, 445 South Alvernon Way, Tucson, and is intended for current and future Low-Income Housing Tax Credit or State Housing Fund (HOME and Housing Trust Fund) rental property owners, management agents, site managers, and other people actively involved in screening applications or leasing state-assisted units to eligible households. Sleeping rooms can be reserved by calling (520) 881-4200. For more information contact Pat Boland at (602) 771-1000.

**May-August**

## **Arizona Housing Institute**

For the second year, ADOH is sponsoring the Arizona Housing Institute (AHI) an intense series of hands-on training sessions. Two-day sessions will be held monthly in May, June, July and August at the Black Canyon Conference Center, 9440 North 25<sup>th</sup> Avenue, Phoenix. A fee of \$500 was required to participate in the Institute.

Participants are put into working groups which actually work on potential affordable housing projects. Training is geared to develop the skills, knowledge and experience necessary to achieve a successful affordable housing development and to provide the human and financial resources necessary to move housing projects from conception to completion. 2005 participants include representatives from the Salt River Pima-Maricopa Indian Community, Town of Camp Verde, San Xavier District of the Tohono O'odham Nation, and City of Phoenix.



## On the federal front...

### HUD Appropriations Bill (cont'd from page 6)

The Subcommittee decided not to fund several other HUD community and economic development programs, such as the Brownfields Redevelopment Program, Youthbuild, Empowerment Zones, and Section 108 Loan Guarantees. The Subcommittee also eliminated funding for the HOPE VI program. Overall, HUD is funded at \$37.5 billion, \$1.548 billion above last year's level and \$4.32 billion above the Administration's request.

The full House Appropriations marked-up the HUD bill on June 21<sup>st</sup>. Floor action is scheduled for the week of June 26<sup>th</sup>. Chairman Lewis would like to finish House action on each of the 12 appropriations bills by the July 4 Congressional recess. The Senate HUD Appropriations Subcommittee is likely to mark up Appropriations bills early in July.

### Agriculture Appropriations Bill

On June 8, the House of Representatives passed H.R. 2744, the FY06 spending bill for the U.S. Department of Agriculture (USDA) and related agencies. While the Administration's budget for 2006 had requested \$27 million for the Section 515 low income rural rental housing, the bill contains \$100 million for the program, the same level as in 2005. The bill does not fund the Administration request for \$214 million in rural vouchers to assist tenants displaced by prepayments. The Section 502 direct low and very-low income single family loan program received funding to support loans of \$1.14 billion. Rental assistance received \$650 million, guaranteed homeownership loans are at \$3.68 billion, and farm labor housing was funded at \$42 million.

### Flexible Voucher & Public Housing Rent Reform

On April 13, Sen. Wayne Allard (R-Colo.), chair of the Senate Banking, Housing and Urban Affairs Committee, introduced the State and Local Housing Flexibility Act of 2005 (S. 771). The bill authorizes the Administration's proposal to replace the existing Section 8 Housing Choice Voucher (HCV) program with a voucher block grant to state and local public housing authorities (PHA) called the Flexible Voucher Program (FVP). The legislation has three components: authorization of FVP; rent simplification for public housing; and a permanent Moving To Work (MTW) program to replace the current MTW demonstration pilot. On April 28<sup>th</sup>, Rep. Gary Miller (R-Calif.) and six Republican co-sponsors introduced the House version HUD's reform proposal (HR. 1999). The House version is identical to the Senate version. Rep Rick Renzi (R-AZ) is among the House co-sponsors.

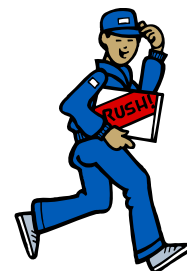
On May 11, the House Financial Services Committee heard testimony from HUD Secretary Alphonso Jackson on the State and Local Housing Flexibility Act of 2005, H.R., 1999. Jackson argued reform is necessary to control voucher costs and reduce the administrative burden on public housing authorities (PHA). He said the deep targeting instituted by the Quality Housing and Work Responsibility Act of 1998—which requires PHAs to provide 75 percent of vouchers to households earning 30 percent of area median income or less—has led to a high rate of subsidy per family. He also said households receive voucher assistance longer than they did prior to the 1998 law.

Representative Gary Miller (R-CA), the bill's sponsor, stressed that the flexibility provided by the legislation, such as modifications to income targeting rules, the ability to set time limits, and the discretion to create new rent policies, are merely voluntary. However, many members, both Republican and Democrat, were concerned that the bill would force PHAs to institute the "optional" measures outlined in the bill if Congress cut funding for the Section 8 program.

The House Financial Services Housing and Community Opportunity Subcommittee held a follow up hearing on May 17, at which executive directors of several local PHAs, housing and civil rights advocates, and other voucher stakeholders testified.

## Warning: Mail delivery to Capitol is slow

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



# Notices of Funding Availability . . .

## State Housing Fund Program Summary available

The *FY2006 State Housing Fund Program Summary* (for applications submitted from July 1, 2005 – June 30, 2006) is currently at the ADOH website at [http://www.housingaz.com/UPLOAD/2006 SHF Program Summary App Guide.doc](http://www.housingaz.com/UPLOAD/2006_SHF_Program_Summary_App_Guide.doc). Changes in 2006 include an increase in the annual State Housing Fund limit from \$500,000 per entity to \$750,000, with the exception of Emergency Repair programs which remains capped at \$500,000. An increase to \$35,000 per single-family unit will also be allowable under State Housing Fund Homeownership Programs.

## Register to receive notice of all Federal grant opportunities

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## HUD provides streamlined 203(k) program

The U.S. Department of Housing and Urban Development (HUD) has developed a streamlined 203(k) program to facilitate the purchase of property that needs only minor rehab work. The 203(k) program is the primary FHA program for the rehabilitation and repair of single-family properties. Unlike the basic 203(k) program where funding can be provided for the total reconstruction costs, the new program is intended to provide funding for only basic repairs costing between \$5,000 and \$15,000. The program goes into effect for loans issued on or after June 4, 2005. The program is described in MORTGAGEE LETTER 2005-19, issued April 29, 2005, which can be accessed at [www.hudclips.org](http://www.hudclips.org).

## Other Info . . .

### USDA website helps find rental units

The U.S. Department of Agriculture is now offering information on USDA-subsidized rental units on-line at [http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select\\_state.jsp](http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp). Interested searchers may sort by state, county, town, or zip code.

### HAC focuses on rural rental preservation

The Housing Assistance Council's (HAC) winter edition of its quarterly publication *Rural Voices* provides an overview of rural rental preservation topics and articles on the USDA's recent comprehensive property assessment, lawsuits, successful local efforts, property owners' perspectives, and more. *Rural Voices* is free at [www.ruralhome.org/infoRural.php](http://www.ruralhome.org/infoRural.php).

A task force convened by HAC and the National Housing Law Project has also issued a report entitled "Preserving Rural Rental Housing: Actions and Strategies." Its major recommendations are: strengthen administrative processes, preserve and revitalize Section 515 properties, and protect tenants. The report is available at: [www.ruralhome.org](http://www.ruralhome.org).

### NCAT guide lists resources for community development and more

The National Center for Appropriate Technology (NCAT) has a free guide entitled *Building Better Rural Places: Federal Programs for Sustainable Agriculture, Forestry, Conservation and Community Development* available through its website at: <http://attra.ncat.org/guide>.

## **ArizonaSelfHelp – Prescreening eligibility for programs**

ArizonaSelfHelp (ASH) is an on-line prescreening tool for social services. It was developed by the Arizona Community Action Association in order to prescreen for program eligibility and to address the confusion of navigating the social service process. ASH prescreens eligibility for 11 state and federal social service programs, including Food Stamps, TANF, AHCCCS, Child Care Assistance, and Section 8 housing. Currently, several senior programs such as the CoppeRX Card, SSI, SSDI, Medicare Savings plan and In Home care programs are being added. This site also provides downloadable applications, a list of local contact numbers, and a list of documentation to bring to an application interview. The information on this site gives the user the basic knowledge of what programs they may be eligible for and how to access these programs. Arizona Communication Action Association provides flyers and cards with the web address and information about the program. To request materials, contact Avi Gordon at (602) 604-0640. This site is free, easy and confidential and can be accessed at [www.arizonaselfhelp.org](http://www.arizonaselfhelp.org).

## **HUD to implement CPD program outcome measures**

The U.S. Department of Housing & Urban Development (HUD) is currently working to establish a performance measurement system for HOME, the Community Development Block Grant (CDBG) program, the Emergency Shelter Grant (ESG) program, and the Housing Opportunities for Persons with AIDS (HOPWA) program. The system will be based on recommendations by a working group convened by the Council of State Community Development Agencies (COSCDA). HUD issued a proposed rule on the system in the *Federal Register* in June. HUD is now actively soliciting grantee comments on the system.

## **Disaster recovery guide available for rural communities**

*Picking Up the Pieces: A Guide to Restoring Rural Housing and Communities after a Disaster* explains resources for rebuilding housing after a disaster, and how to find local assistance. The guide is published by HAC and is available free at: [www.ruralhome.org/infoReportsAlpha.php#new](http://www.ruralhome.org/infoReportsAlpha.php#new).

## **HMDA data information available**

The U.S. Department of Housing & Urban Development (HUD) and other federal agencies that regulate lenders have posted information about Home Mortgage Disclosure Act lending data, including new figures to be available in September concerning high-cost, often sub-prime, loans. Go to: [www.hud.gov/news/release.cfm?content=pr05-040.cfm](http://www.hud.gov/news/release.cfm?content=pr05-040.cfm).

## **Something's Gotta Give**

The National Housing Conference has issued two reports dealing with the rising housing needs of working families. *The Housing Landscape for America's Working Families 2005* reports the number of working families paying over 50% of their income for housing grew by 76% from 1997 to 2003. *Something's Gotta Give: Working Families and the Cost of Housing* describes the relationship between housing costs and payments for other necessities. Both Center for Housing Policy publications are free at: [www.nhc.org/index/chp-newsroom-events](http://www.nhc.org/index/chp-newsroom-events) or by calling NHC at (202) 466-2121.

## **GAO asserts HUD can improve FMR accuracy**

The U.S. Government Accountability Office (GAO) has released a study on the accuracy of HUD fair market rents (FMR). FMRs are used to establish payment standards for the Section 8 voucher program, initial renewal rents for expiring Section 8 project-based contracts, initial rents for the single room occupancy (SRO) moderate rehabilitation program, and HOME rents. The report notes that the accuracy of FMRs has improved since 1990, when only 39 percent of areas had accurate FMRs. According to the report 2000 FMRs were accurate in 69 percent of the areas. GAO defines accurate, rents that fall within 10 percent of census rents. GAO maintains HUD could further improve its FMR estimation process by consistently following all HUD data quality guidelines designed to ensure accuracy and make the FMR determination process transparent. HUD has agreed to better document its methods of estimating FMRs and says it is exploring options to assess accuracy.

# Recent Funding Announcements . . .

Since April 1<sup>st</sup>, ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

## 2005 Low-Income Housing Tax Credit Reservations

Project	Location	Number of total units
Az 16-34 Chinatown Rehab Project	Whiteriver	41
Baffert Townhomes	Nogales	40
Curley School – Phase I *	Ajo	30
Fairway Manor *	Snowflake	60
Ghost Ranch Lodge	Tucson	93
Gila River Apartments II *	Thatcher	40
Hollywood Ridge	Peridot	45
La Habra Apartments	Benson	48
La Vista Apartments *	Nogales	24
Las Casas de Quartzsite *	Quartzsite	40
Matthew Henson Apartments – Phase III	Phoenix	136
Meadowbrook Apartments *	Phoenix	69
Pinaleno Foothills *	Safford	60
Pinetop Hills Apartments	Pinetop-Lakeside	105
Quartzsite Senior Apartments	Quartzsite	40
Rancho Cielo Senior Apartments	Phoenix	41
Sandstone Highland Senior Community	Flagstaff	70
Silverbell Homes	Tucson	28
Smoketree Apartments	Buckeye	24
Sungate Villa Senior Community	Prescott Valley	64
Timberstone *	Show Low	80
Tuscan Hills Village *	Lake Havasu City	110
Valley View II Apartments	Prescott Valley	72
Villas de Sonora Apartments *	Eloy	36
Vista Del Norte	Huachuca City	64
Willcox Townhomes	Willcox	40
Yavapai-Apache Homes II	Camp Verde	16

\* Denotes LIHTC projects also receiving State Housing Fund gap financing

## Community Development Block Grant (CDBG) Program

Local Government Unit	Type of Program/Project	Funding
Southeast Rural Area:		
Santa Cruz County	One Stop Service Facility	\$ 561,685
Huachuca City	Water Infrastructure Improvements	388,054
Sierra Vista	Owner-occupied Housing Rehabilitation/Home Accessibility	25,000
Sierra Vista	Carmichael Street Improvements	288,054
Sierra Vista	Public Service/Homeless Shelter	75,000
Cochise County	Fry Townsite Street Improvements	176,054
Cochise County	Emergency Home Repair	20,000
Cochise County	Sunsites Senior Center Addition	120,000
Cochise County	Elfrida Community Center Improvements	72,000
Bisbee	Sewer Connections	66,113
Bisbee	The Boys & Girls Club of Bisbee/Teen Room	67,071
Bisbee	Bakerville & Cochise Row Drainage and Street Improvements	254,870
Safford	Firth Park Pool Phase II Swimming Pool Improvements	459,812
Clifton	Chase Creek Historic District	100,000

Northern Rural Area:		
Holbrook	Infrastructure Improvements	308,149
Coconino County	Wildfire Thinning and Septic Replacement	353,932
Coconino County	Camp Civitan Removal of Barriers	50,000
Yavapai County	Mayer Senior Center	29,000
Yavapai County	Red Cross Storage	18,000
Yavapai County	Mayer Fire Station	168,000
Yavapai County	NAZCARE Van	40,000
Yavapai County	Verde Valley Senior Center Equipment	20,000
Yavapai County	Ash Fork Fire Equipment	60,000
Yavapai County	Southern Yavapai Fire Department Water Tanker	60,000
Yavapai County	Habitat for Humanity Lot Acquisition	171,461
Yavapai County	Catholic Social Services Storage	89,000
Yavapai County	Seligman Health Clinic	56,000
Yavapai County	Yarnell Fire/Paved Lot, Lighting and Helipad	132,000
Yavapai County	Ask Fork Clinic Paving/ADA	22,000
Yavapai County	Ash Fork Fencing/Centennial Park	4,000
Yavapai County	Ash Fork Library Improvements	13,000
Show Low	Downtown Improvements	31,000
Show Low	East Adams Street Improvements	250,000
Show Low	Tree Thinning/Wildfire	27,149
St. Johns	Water Line Project	220,378
St. Johns	Apache County Museum & Chamber Removal of Barriers	20,000
Camp Verde	Townsite Redevelopment/Hollamon Street Improvements	131,083
Camp Verde	Town Redevelopment/Community Improvements/Park Restroom Facility	248,195
Camp Verde	Removal of Barriers in Town Hall Rest Rooms and Park Ramada	30,750

### State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Southeast Rural Area:</b>			
Bisbee Coalition for the Homeless, Inc.	Cochise County	Homeless Prevention Program	\$ 73,500
Sonora Vista Apartments	Douglas	New construction of rental units	470,570
Southeastern Arizona Community Action Program, Inc.	Graham, Greenlee and Cochise and Santa Cruz Counties	Homeless Prevention Program	105,000
<b>Central Rural Area:</b>			
Community Action Human Resources Agency (CAHRA)	Pinal County	Homeless Prevention Program	132,040
Gila County	Gila County	Homeless Prevention Program	71,986
Horizon Human Services, Inc.	Casa Grande	Pre-development loan for potential rental	9,700
<b>Northern Rural Area:</b>			
BOTHANDS, Inc.	Flagstaff	New construction of homeownership units	280,000
Catholic Charities of Holbrook	Navajo County	Homeless Prevention Program	58,075
Catholic Social Services of Yavapai and Northern Arizona	Yavapai County	Homeless Prevention Program	150,000
Coconino County	Coconino County	Homeless Prevention Program	157,500
Old Concho Community Assistance Center (OCCAC)	Apache County	Homeless Prevention Program	131,250
White Mountain Catholic Charities	Navajo County	Homeless Prevention Program	73,175

<b>Western Rural Area:</b>			
Comite de Bien Estar	San Luis	New construction of homeownership units	265,226
Mohave County	Mohave County	Homeless Prevention Program	154,125
Western Arizona Council of Government (WACOG)	Yuma, La Paz Counties	Homeless Prevention Program	125,000
<b>Metropolitan Areas:</b>			
Arizona Behavioral Health Corporation	Maricopa County	Homeless Prevention Program	81,550
Arizona Housing & Prevention Services	Pima County	Homeless Prevention Program	94,095
Concerned Citizens for Community Health	Scottsdale	Homeless Prevention Program	50,000
Habitat for Humanity Desert Foothills	Cave Creek	New construction of homeownership units	100,000
Labor's Community Service Agency	Maricopa County	Homeless Prevention Program	84,137
Maricopa Association of Governments (MAG)	Maricopa County	Maricopa County Continuum of Care Planning Grant	35,000
Maricopa County Community Services	Maricopa County	Homeless Prevention Program	135,000
Mesa Community Action Network	Mesa	Homeless Prevention Program	72,480
Native American Connections	Phoenix	New construction of homeownership units	250,000
Open Inn, Inc.	Pima County	Emergency funding for Youth Homeless Prevention Program	7,500
Phoenix, City of	Phoenix	Homeless Prevention Program	125,000
Pima County	Pima County	Homeless Prevention Program	140,175
St. Vincent De Paul Society	Maricopa County	Homeless Prevention Program	89,250
<b>Rural Arizona or Statewide:</b>			
Catholic Community Services of Southern Arizona, Inc.	Yuma, Cochise, Graham, Greenlee, Santa Cruz Counties	Administration of Individual Development Account Program for Homeownership	100,000
University of Arizona CAPLA	13 rural counties	Technical Assistance for affordable housing	60,000

The Arizona Department of Housing E-Newsletter is published quarterly.

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Cynthia Diggelmann at [cynthiad@housingaz.com](mailto:cynthiad@housingaz.com)



**Message  
from the  
Director**

Sheila D. Harris, Ph.D.

In its short three year history, the Arizona Department of Housing never considered that one day it might be called on to provide direct disaster assistance. However, a call from Governor Napolitano just before the Labor Day weekend put us all on alert: be prepared to assist Hurricane Katrina evacuees should the need arise.

Assisting clients directly through Operation Good Neighbor has been a challenge and learning experience for ADOH. A process for client intake, housing referrals, and issuing short-term emergency rental assistance funds was quickly established. We believe that this aid was not only crucial in relocating households to safe and stable living environments to assist in their personal recovery efforts, but in expediting an early closure of the mass sheltering efforts at the Coliseum.

Planning is already underway to craft policies and plans by ADOH to respond to future disasters. We hope you will join us in considering your own response in time of disaster: what can we do to prepare and how can we all come together to help?

Fall 2005

# E-Newsletter

## E-Newsletter

### Hurricane Katrina hits Arizona

*ADOH assists over 1,000 evacuees with housing through Governor Napolitano's Operation Good Neighbor effort*



Weeks after Hurricane Katrina proved to be the nation's greatest disaster, ADOH remains on the job, working five days a week from the Arizona Katrina Service Center to provide housing assistance to evacuees from Louisiana, Mississippi, Alabama, and (since Hurricane Rita) Texas. Over 700 households have been assisted with referrals to affordable rental units, nearly 400 of those households receiving direct financial assistance through ADOH. Such assistance has enabled households to transition from shelter and hotel environments into private apartments and homes – where they may stay indefinitely or until they are able to return home. In subsequent months, evacuees will be assisted with their housing costs through grants from the Federal Emergency Management Agency (FEMA), the U.S. Department of Housing and Urban Development (HUD), and the generosity of caring individuals and social service agencies.

ADOH thanks the owners and property management companies of its many state-subsidized rental properties who were so helpful in making vacancy information available in a timely manner to ADOH, as well as waving security deposit requirements. Responses such as these from the private sector, as well as assistance from our local public housing authorities, greatly assisted in helping thousands of individuals locate housing that will be affordable to them, whether they remain in Arizona for only a year or a lifetime.

**Inside this issue:**

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- Upcoming Conferences, Trainings, and Other Happenings..... 8
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**Arizona Housing Commission Meeting Schedule**

**December 2**  
*Joint meeting with the AzHFA Board*

For more information on the December meetings of the AHC and AzHFA Board see page 2

# AzHFA Activities . . .



Above – Governor Janet Napolitano and AzHFA's 2005 Chairman Cliff Potts, present the funding award. Right – Manny Molera, Ruben Ramos, Dr. Sheila Harris, Jaime Molera, Ruben Alvarez, and the Governor at the Santa Carolina groundbreaking.

## Governor attends Nogales groundbreaking

Governor Janet Napolitano was in Nogales on August 19<sup>th</sup> for a groundbreaking ceremony for the Santa Carolina Apartments, a 128-unit complex located on West Paul Bond Drive in Nogales. The property will include two-bedroom and three-bedroom units, intended for households earning no more than 60 percent of the area median income – which in Nogales is approximately \$26,400 for a family of four. The developer of the project is The Molera Alvarez Group, LLC. Residents living in the complex will have access to complimentary services such as tutoring programs, financial consulting services, English-language lessons, and legal aid.

The AzHFA and ADOH are providing the resources to make the project happen. The AzHFA has issued a \$6.1 million bond and is also providing an additional \$750,000 to the project in the form of a low-interest loan. ADOH has approved \$4.1 million in federal Low-Income Housing Tax Credits for the project. Bank One will serve as the lender to the project.

### AzHFA receives CDFI award

An AzHFA application to the U.S. Department of Treasury for a Community Development Financial Institution (CDFI) planning grant has been approved. The AzHFA expects to receive \$120,000 to assist in the planning of a Tribal-based CDFI to finance housing and community development activities for all of Arizona's Native American communities. Look for more news on this initiative in our next E-Newsletter.

For more information on the planning process and formation of the Tribal CDFI contact Michael Vaughn at (602) 771-1000.



#### 2006 Board of Directors

Ross McCallister  
The McCallister Companies  
*Chairperson*

Victor Flores  
Salt River Project  
*Vice-Chairperson*

Brian Mickelsen  
City of Cottonwood  
*Treasurer*

Donald E. Brandt  
Pinnacle West Corporation  
*Secretary*

Rita Carrillo  
Neighborhood Housing Services

Cliff Potts  
Prudential Real Estate

Stephanie Prudence  
Charter Funding



The Arizona Housing Finance Authority (AzHFA) Board of Directors is a seven-member board that governs the work of the AzHFA. Board meetings are open to the public. Upcoming meetings are scheduled for 12 noon on the following dates:

**November 8**  
State Capitol  
ADOH Conference Room

**December 2**  
Bank One/JP Morgan Chase  
Phoenix

For more information on AzHFA Board Meetings contact Carl Kinney at (602) 771-1000 or [carlk@housingaz.com](mailto:carlk@housingaz.com).



# AzHFA Homeownership Programs

## Mortgage Revenue Bond (MRB) Program

The AzHFA MRB program offers first time homebuyer mortgage financing at approximately one percent below market rates. MRB participants may also qualify for down payment and closing cost assistance through the Homes for Arizonans Initiative (see below) as well. To participate, a borrower must apply for a loan with one of the program's participating lenders (see right).

## Mortgage Credit Certificate (MCC) Program

A Mortgage Credit Certificate (MCC) is a tax credit that allows holders to reduce their federal tax liability, thereby assisting in qualifying for a larger mortgage. Benefits of the MCC are available for the life of a mortgage as long as the borrower occupies the property as their principal residence. MCC participants may also qualify for down payment and closing cost assistance through the Homes for Arizonans Initiative (see below). To apply for an MCC, borrowers should notify their mortgage lender that they are applying and then contact Family Housing Resources at (800) 622-7462 for reservations through December 31, 2005; beginning January 1, 2006, reservations should be made by contacting the AzHFA at (602) 771-1000.

## Participating MRB Lenders

*American Home Mortgage  
American Mortgage Group  
Bank of America NA  
Charter Funding  
Countrywide Home Loans  
DHI Mortgage Company, Ltd.  
Home 123 (formerly RBC Mortgage)  
JP Morgan Chase Bank, N.A.  
National Bank of Arizona  
National City Mortgage  
Suburban Mortgage  
U.S. Bank, N.A.  
Wells Fargo Home Mortgage*

New lenders may join the program at any time. For information contact Carl Kinney, AzHFA Programs Administrator, at (602) 771-1091 or [carlk@housingaz.com](mailto:carlk@housingaz.com).

## Homes for Arizonans Initiative

*Joint program between ADOH and AzHFA provides first time homebuyers assistance in rural Arizona*

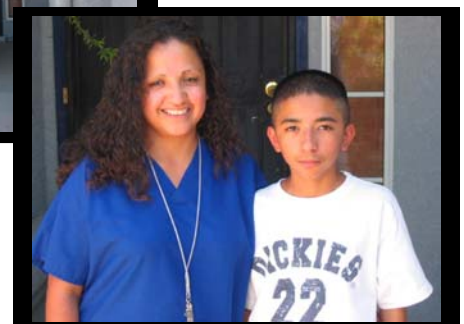
The Homes for Arizonans Initiative provides down payment and closing cost assistance to first time homebuyers in the thirteen rural counties of the state. Up to \$20,000 is available and may be used in conjunction with an MRB or MCC to make housing even more affordable for low- to moderate income homebuyers. Interested in more information on this program? Contact Sandy Weis at (602) 771-1027 or [sandraw@housingaz.com](mailto:sandraw@housingaz.com).

## *Welcome to Casa Bustos*

By Kyle Johnson

A little less than six months ago Raquel Bustos made a decision that changed the lives of her and her family forever. On June 17, 2005, Ms. Bustos, a single mother working for the Arizona Department of Corrections in Florence, decided it was time to stop renting and start owning.

With the assistance of the Homes for Arizonans Initiative, Ms. Bustos was able to make the dream of owning her first home a reality. Through the combination of the Mortgage Revenue Bond (MRB) and



*Continued on next page*

## **Casa Bustos**

*Continued from page 3*

the down payment and closing cost assistance programs, Ms. Bustos was able to purchase a home that had twice the square footage of her old apartment for only \$40 more per month than her rent.

“I have no doubt that without the state’s assistance I would not be able to afford this house. I would probably still be living in an apartment that I hated,” said Ms. Bustos.

Through the MRB program Ms. Bustos was able to obtain a 30-year fixed mortgage at 5.15 percent in a market that is currently averaging fixed rates near six percent. In conjunction with this low fixed rate, Ms. Bustos received 15 percent down-payment assistance plus nearly \$3,000 to help cover closing costs to reach the program’s maximum allowable total assistance of \$20,000.

Another benefit provided by the Homes for Arizonans Initiative that Ms. Bustos took full advantage of is the free Homebuyer’s Educational Seminar that is offered to anyone who is interested in gaining knowledge on becoming a homeowner. “The best thing anyone who is looking to buy their first home can do is attend the class because it provides so much information on the entire (home buying) process,” said Ms. Bustos. “Going to the class has allowed me to understand the responsibilities of owning a home and how to handle those responsibilities.”

The new home has changed the Ms. Bustos’ life forever. She realizes the financial benefits and opportunities that come with owning a home in this market. “This is a great investment for my family’s future.”

With three bedrooms, two bathrooms, a living room, a full kitchen and nearly 1,200 sq. ft. to reside in Ms. Bustos is not the only one who is thrilled to have a new place to call home. Her 13-year-old son, Vicente, is finally able to have his own room and loves having enough space to have friends over.

As an employee of the Arizona Department of Corrections, Raquel has been able to share her story with several of her co-workers, friends, and even her family. More specifically, her sister has recently applied for the down-payment assistance program as she was inspired by Raquel’s story.

When asked to describe in one word what she thought of the Homes for Arizonans Initiative and the programs that assisted her in purchasing her first home, Ms. Bustos joyfully replied, “Wonderful. I could not have asked for anything better.”

## **What’s New?**

### **ADOH recognized by HUD for “Herculean AHAR Effort”**

In September, ADOH’s Rural Arizona Homeless Management Information System (HMIS) was recognized at HUD’s National HMIS Conference in St. Louis for making a “Herculean Annual Homeless Assessment Report (AHAR) Effort.” The agency was recognized for its HMIS implementation in Flagstaff.

The Maricopa Continuum of Care’s HMIS also won an award for best use of technology for their use of photo ID swipe cards at high-volume emergency shelters.

### **New appointment to Arizona Housing Commission**

Governor Janet Napolitano recently named Annette Stein of the Maricopa County Human Services Department as a new member to the Arizona Housing Commission (AHC), representing a non-rural county government from a county with a population greater than 1.5 million. The AHC is a 24-member commission made up of representatives from private industry, nonprofit housing organizations, and state, local, and tribal governments.

## Low-Income Housing Tax Credit Qualified Allocation Plan (QAP) available for comment

In October, ADOH held two focus group meetings to receive comments on a draft of its 2006 Low-Income Housing Tax Credit Qualified Allocation Plan (QAP). The QAP sets forth the methods, criteria, preferences, and priorities that will be used to select projects that receive tax credits. Any sub-allocation or set-asides of tax credits are also addressed in the QAP. A final Public Hearing will be held on November 15 at 1:00 p.m. at the State Capitol, Executive Tower, Governor's 2<sup>nd</sup> Floor Conference Room, 1700 West Washington, Phoenix. A copy of the draft QAP is available at: [http://www.housingaz.com/UPLOAD/2006\\_QAP\\_Draft.doc](http://www.housingaz.com/UPLOAD/2006_QAP_Draft.doc).

## HUD assisting with Katrina

Think "individual assistance" after a disaster, and you usually think "FEMA." The Federal Emergency Management Agency (FEMA) has typically been the agency to provide such assistance, but due to the historic levels of lost housing and displacement caused by Hurricane Katrina, HUD has also now stepped up with assistance as well. HUD's new Katrina Disaster Housing Assistance Program (KDHAP) covers rent for up to 18 months for hurricane survivors who are not eligible for FEMA housing aid and who, before Katrina, lived in any type of HUD-assisted housing or were homeless. Evacuees must first register with FEMA at 1-800-621-3362 or register on-line at [www.fema.gov](http://www.fema.gov), and then contact the public housing authority serving the area where they want to live. Specifics about KDHAP can be viewed at [www.hud.gov/webcasts/index.cfm](http://www.hud.gov/webcasts/index.cfm).

Arizona PHAs participating in KDHAP include Glendale, Maricopa County, Tucson, South Tucson, and Mohave Public Housing Authorities.

While ADOH stepped up to assist Katrina evacuees in Arizona by helping them to find affordable units and assisting them with initial move in costs, the ongoing assistance being provided by FEMA and HUD will be crucial for disaster victims in the months ahead as they strive to reestablish their lives.

## Tribal Housing Summit and follow up workshop held

On August 4<sup>th</sup> the Governor held the second Housing Tribal Summit in Sedona, hosted by the Fort McDowell Yavapai Nation. A follow up to that summit was held on October 26 at the Salt River Pima Maricopa Indian Community. At the August Summit, Governor Janet Napolitano announced that ADOH would once again make \$2.5 million in Housing Trust Funds available to tribes for the second straight year. The funding will assist tribes in the development or rehabilitation of housing for tribal members. Funding from the first set aside provided some form of housing assistance to over 225 households on the Navajo, Hopi, White Mountain Apache, Pascua Yaqui and Salt River Pima Maricopa Indian Communities. Accomplishments since the first Tribal Summit, held in Sells in September 2003, were reported on at the Sedona summit. Topics covered at the October workshop included census challenges, infrastructure resources, wealth building through homeownership, and alternative financing for homeownership.

**socialserve.com**

serving the housing continuum and beyond

Search the Arizona market for an affordable rental:

[http://www.socialserve.com/tenant/index.html?state\\_id=4020](http://www.socialserve.com/tenant/index.html?state_id=4020)

A link to this site is also available through the ADOH website at [www.housingaz.com](http://www.housingaz.com).

Over 71,000 searches have been launched for Arizona properties since June 2004.

## Arizona 2- 1- 1- Online

Arizona 2- 1- 1- Online is a one-stop directory for information on public programs and updates on important events, and is designed to serve as a resource for people who want to find out more about where to go for specific services.

In responding to Operation Good Neighbor, ADOH utilized the site to gather and provide information. To view the site, go to:

[www.az211.gov](http://www.az211.gov).

# Scenes from the 2005 Governor's Affordable Housing Forum



The Governor's Affordable Housing Forum, held September 13-15 at the Carefree Resort & Villas in Carefree, Arizona, was well received by the more than 300 attendees. Forum goers attended sessions on exploring affordable housing challenges, barriers, and trends, and listened to an inspiring keynote address at the closing session by leading political writer and thinker, Juan Williams. Williams, who is a senior correspondent for National Public Radio and a political analyst for Fox Television, spoke of growing up in public housing and how much the opportunity to live in a home in which he felt safe and was not ashamed to call home, made a difference in his life.



**Five groups were awarded Housing Hero Awards by Governor Janet Napolitano at the Governor's Affordable Housing Forum in September.**

**Community Commitment** – The City of Bullhead City was awarded the Housing Hero Award for a history of investing in projects and programs that make Bullhead City a better place to live.

**Housing is the Foundation** – The Human Services Campus, located in downtown Phoenix was recognized for a regional approach to addressing the needs of the homeless population.

**Private Sector Leadership** – The Arizona REALTORS® Housing Needs Foundation (ARHNF) was recognized for its strong outreach and education to homebuyers.

**Tribal Housing Initiative** – The Yavapai-Apache Nation was recognized for its use of tax credits through ADOH to address a much needed solution to a housing shortage.

**Planning and Regional Collaboration** – The Prescott Chamber of Commerce was recognized for the creation of their Workforce Housing Solutions Program.



# 2005 Housing Hero Awards



**Group photos:**

1. **City of Bullhead City**
2. **Human Services Campus**
3. **Arizona Realtors® Housing Needs Foundation**
4. **Yavapai-Apache Nation**
5. **Prescott Chamber of Commerce**



# Upcoming Conferences, Trainings and Other Happenings . . .

**November 2-3**

## **Homeownership and the State Housing Fund**

This course will discuss the State Housing Fund (SHF) as a potential tool to develop homeownership opportunities. The two-day workshop addresses the concerns of developers and contractors as well as government staff interested in using SHF, whether for development subsidies, permanent subsidies or both. The training will be held at Sierra Suites, 391 East Fry Boulevard, Sierra Vista.

**November 14-15**

## **12<sup>th</sup> Annual Arizona Coalition to End Homelessness Conference**

The Arizona Coalition to End Homelessness will hold its annual conference at the Black Canyon Conference Center, November 14-15. The theme of this year's conference is Building the Dream, and will include workshops on a variety of homeless-related topics. Congressman Rick Renzi is scheduled to be a featured speaker, as well as mental health advocate, Mary Jo West, Barbara Duffield, Policy Director of the National Association for the Education of Homeless Children and Youth, and KBAQ radio personality, Michael Dixon. On-line registration is available at [www.azceh.org](http://www.azceh.org). For other information, call (602) 340-9393.

**December**

## **ADOH's 2006 Training Schedule**

In December ADOH plans to release its 2006 Training Schedule. Look for information on 2006 trainings and workshops to be posted on our website at [www.housingaz.com](http://www.housingaz.com) sometime during that month.

### **Tribal Financial Education Training winds down with final session**

The Financial Education Committee of Governor Napolitano's Tribal Housing Initiative has now held all but one Financial Education Training session it had scheduled in four locations around Arizona this year. Training is for tribal leaders, educators, housing professionals, and those who provide counseling on personal financial management and asset accumulation, including homeownership. The final day of training (which only includes Session 2-5 – see below) will be held in Tucson in November. Training is \$35 per day.

**Session 1 – Building Native Communities**

**Session 2 – Money Smart**

**Session 3 – Assets for Arizona Institute**

**Session 4 – Arizona Saves**

**Session 5 – Arizona Council on Economic Education**

**Sessions 2, 3, 4 & 5**

**November 1 – 8:00 a.m. – 4:00 p.m.**

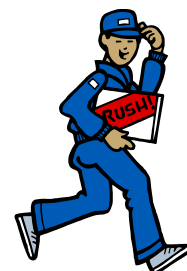
Pascua Yaqui Tribe

4720 W. Calle Tetakusim Road, Tucson, AZ

Please visit [www.housingaz.com](http://www.housingaz.com) and click Governor's Tribal Housing Initiative. The main page has a link to registration and information. Information is also available by calling (602) 771-1000.

## **Warning: Mail delivery to Capitol is slow**

Need to make a speedy delivery of materials to the ADOH office at the Capitol? If so, then we need to warn you that you may not want to use the U.S. postal system. Since the incidents of 9/11/2001, all incoming mail to the Capitol undergoes a physical security screening at a separate facility prior to actual delivery to the Capitol complex. As a result, correspondence that would typically reach its destination in 1-2 days is taking 3-4 days or more. For this reason, if the information you are sending is time-sensitive, you might wish to send it by messenger, next-day delivery service, by e-mail, or plan ahead so that a tight deadline is not a problem. We apologize for the inconvenience, but know our constituents understand the concerns that necessitate the increased security measures.



# Notices of Funding Availability . . .

## State Housing Fund Program Summary available

The *FY2006 State Housing Fund Program Summary* (for applications submitted from July 1, 2005 – June 30, 2006) is currently at the ADOH website at [http://www.housingaz.com/UPLOAD/2006 SHF Program Summary App Guide.doc](http://www.housingaz.com/UPLOAD/2006_SHF_Program_Summary_App_Guide.doc). Over \$10.6 million has already been awarded during the first few months of the fiscal year. For up-to-date information on budgeted amounts remaining to be applied for, go to: [http://www.housingaz.com/UPLOAD/SHF Balances for Web.pdf](http://www.housingaz.com/UPLOAD/SHF_Balances_for_Web.pdf)

## Register to receive notice of all Federal grant opportunities

The federal Grants.gov web page has a service that will allow subscribers to receive email notifications of funding opportunities. To access this service, go to: [www.hud.gov/grants/index/cfm](http://www.hud.gov/grants/index/cfm). Once at the website, click on "Receive Grant Funding Notification," which will take the user to a webpage where they will see four options for receiving notifications. Once subscribed, the user will receive an email notification every evening of what was placed on Grants.gov/FIND that day. All federal agencies are now placing their announcements on this site.

## SHOP funds available

The U.S. Department of Housing and Urban Development (HUD) has \$24.8 million in Self-Help Homeownership Opportunity Program (SHOP) funds available for intermediary groups that will make loans to local self-help producers. The deadline to apply is November 7. For more information on this funding opportunity, consult the September 7, 2005 issue of the *Federal Register* or go to [www.hudclips.org](http://www.hudclips.org).

## HGTV Restore America grants available

*HGTV Restore America* is a partnership between the National Trust for Historic Preservation and Home & Garden Television (HGTV). Since 2003, *HGTV Restore America* has provided 36 grants to projects across America that highlight the work of preservation. HGTV has told the story of these sites through on-air and on-line content. In 2006, *HGTV Restore America* will focus on the revitalization of places where people live, through grants for residential projects. Nonprofit organizations and public agencies are invited to apply for grants. Approximately six to 12 grants will be awarded for projects such as rehabilitation of single family residences or adaptive uses of historic buildings for housing, creation of upper-floor apartments in Main Street communities, or restoration of Save America's Treasures sites that continue to have a residential use. Applications must be postmarked by November 30, 2005. To download the Restore America grant program guidelines and application form, go to: [www.nationaltrust.org/restore\\_america/ra\\_grants.html](http://www.nationaltrust.org/restore_america/ra_grants.html).

## Other Info . . .

### HUD RHED grantees announced

In September, HUD announced that it was awarding \$23.7 million in Rural Housing and Economic Development grants. Among the grantees were seven Arizona entities receiving commitments of just over \$2 million, including: Comite de Bien Estar, Inc., Four Corners Enterprise Community, Inc., International Sonoran Desert Alliance, Moenkopi Developers Corporation, Inc., Nogales Community Development Corporation, San Carlos Housing Authority, and White Mountain Apache Housing Authority. Program funding is used to stimulate local economies, produce more affordable housing, and create jobs.

## **Local agencies receive HUD housing counseling grants**

Labor's Community Service Agency in Phoenix, and Administration of Resources and Choices and Family Housing Resources, both located in Tucson, were all notified by HUD in October that they would be receiving housing counseling grants. Grants to these Arizona entities total nearly \$200,000 and were awarded through a competitive process.

## **Reports issued on Fannie Mae and Freddie Mac**

The Office of Federal Housing Enterprise Oversight (OFHEO) has issued a report on Fannie Mae's and Freddie Mac's performance. The report, *Mortgage Markets and the Enterprises in 2004*, can be viewed by going to [www.ofheo.gov/media/pdf/mme2004report.pdf](http://www.ofheo.gov/media/pdf/mme2004report.pdf).

## **Owning vs. Renting**

The Center for Economic and Policy Research website provides a calculator that determines the net costs of owning versus renting. The user must select a specific location; some small cities are included, though many rural areas are not. Visit [www.cepr.net/calculators/hb/hcc.html](http://www.cepr.net/calculators/hb/hcc.html).

## **HUD issues hurricane-related program waivers**

A number of waivers of regulations and other administrative requirements for public housing, Indian housing programs, and related programs have been deemed automatic, while others require HUD permission. For more information on disaster-related waivers, go to [www.hudclips.org](http://www.hudclips.org) or consult the October 3 issue of the *Federal Register*.

## **FY2006 Fair Market Rents available**

HUD's Fair Market Rents, effective October 1, 2005, were published in the *Federal Register* on September 30. HUD expects to make changes based on comments on a proposal issued in August, and will issue another notice providing a process for requesting disaster-related exceptions. To view the FMR's go to [www.hud.user.org/datasets/fmr.html](http://www.hud.user.org/datasets/fmr.html).

## **KnowledgePlex offers housing data online**

Fannie Mae Foundation's KnowledgePlex has launched a new service on the web where users can create maps, charts, and tables for large and small geographic areas. Social, economic, and housing numbers come from sources including Census, HMDA, HUD, and others. To view the system, go to: [www.dataplace.org](http://www.dataplace.org).

## **Rural recreational development impacts housing**

The U. S. Department of Agriculture Economic Research Service analyzed the local efforts of recreational development in rural areas and determined that local effects vary but, in general, recreation and tourism development increase local employment, wages, and income. Drawbacks include higher housing costs. To view the study, go to: [www.ers.usda.gov/publications/ERR7/](http://www.ers.usda.gov/publications/ERR7/).

## **Homeless definitions challenged**

The National Policy and Advocacy Council and Homeless and others have asked HUD, though a jointly issued paper, to amend its definition of homeless to include families in doubled-up situations and those living in motels. *A Matter of Definition* may be viewed at [www.npach.org](http://www.npach.org).

## **Self-Help housing builds communities**

A Housing Assistance Council (HAC) report found that the USDA's mutual self-help program not only makes homeownership possible, but also strengthens families and helps children. The report, *Creating the Village: How Mutual Self-Help Housing Builds Community*, is available free by downloading at:

[www.ruralhome.org/pressreleasesview.php?id=163](http://www.ruralhome.org/pressreleasesview.php?id=163) or for \$5.00 by contacting Luz Rosas at (202) 842-8600 or [luz@ruralhome.org](mailto:luz@ruralhome.org).



## HUD, EPA, and Energy join forces to promote energy efficiency

This summer HUD, the Environmental Protection Agency (EPA), and the Department of Energy (DOE) announced a new cross-agency initiative – the Partnerships for Home Energy Efficiency (PHEE) – which aims to slow the growth of U.S. greenhouse gas emissions by increasing energy efficiency. The agencies pledge to work with manufacturers and retailers to overcome market barriers to achieving greater home energy efficiency. They estimate American households could save a total of \$20 billion annually by reducing their home energy bills by an average of 10 percent. Organizations expected to participate in the partnership include electric utilities, mortgage lenders, home builders, contractors, home improvement remodelers, and affordable housing providers.

## Recent Funding Announcements . . .

Since July 1<sup>st</sup> ADOH has made the following commitments for funding of housing and community development programs and projects in Arizona:

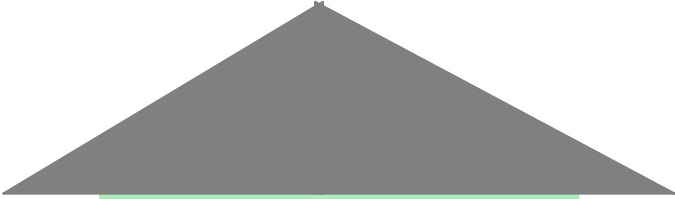
### Community Development Block Grant (CDBG) Program

Apache Junction, City of	Public safety equipment	310,121
Bullhead City, City of	Owner-occupied housing rehabilitation program	682,225
Casa Grande, City of	Owner-occupied housing rehabilitation program *	300,000
Casa Grande, City of	Owner-occupied housing rehabilitation program	155,060
Coolidge, City of	Owner-occupied housing rehabilitation program *	300,000
Coolidge, City of	Historic district/commercial rehabilitation	134,841
Coolidge, City of	Demolition and clearance	175,280
Gila County	Owner-occupied housing rehabilitation program	155,061
Globe, City of	Owner-occupied housing rehabilitation program	128,060
Globe, City of	Community-wide clean up	27,000
Hayden, Town of	Community facilities improvement	30,000
Hayden, Town of	Fire truck *	200,000
Hayden, Town of	Street improvements	125,060
Holbrook, City of	Library equipment *	265,000
Jerome, Town of	Rescue vehicle *	186,268
Lake Havasu City, City of	Sewer connections	682,225
Mammoth, Town of	Community center expansion	220,916
Mammoth, Town of	Park/lighting improvements	89,205
Maricopa, City of	Historic street/drainage improvements	155,060
Miami, Town of	Sidewalk improvements	50,000
Miami, Town of	Pool improvements	105,061
Parker, Town of	Street/drainage *	300,000
Parker, Town of	Streets/drainage	267,343
Pinal County	Owner-occupied housing rehabilitation program	155,060
San Luis, City of	Street furniture/sidewalks	407,124
San Luis, City of	Park improvements	96,750
San Luis, City of	Micro-enterprise loan program	58,050
San Luis, City of	Job training for youth	46,440
San Luis, City of	Youth recreation	23,290
San Luis, City of	Senior transportation service	23,220
Somerton, City of	Street improvements	389,874
Somerton, City of	Owner-occupied housing rehabilitation program	33,000
Somerton, City of	Park improvements	232,000
Superior, Town of	Park/food court improvements	155,060
Winkelman, Town of	Street/sidewalks/drainage improvements	310,121

\* State Special Projects

## State Housing Fund Program

Recipient	Service Area	Type of Program/Project	Funding
<b>Southeast Rural Area:</b>			
PPEP Microbusiness & Housing Development Corp.	Douglas	New construction of homeownership units through mutual self-help program	184,000
<b>Central Rural Area:</b>			
Casa Grande, City of	Casa Grande	Owner-occupied Housing Rehabilitation	700,000
Gila County	Gila County	Owner-occupied Housing Rehabilitation	300,000
Gila County	Gila County	Emergency Home Repair Program	360,000
Kearny, Town of	Kearny	Owner-occupied Housing Rehabilitation	200,000
<b>Northern Rural Area:</b>			
Catholic Social Services – Cottonwood	Cottonwood	Emergency operating grant for shelter	7,300
Eagar, Town of	Apache County (off reservation)	Owner-occupied Housing Rehabilitation	500,000
Northern Arizona Council of Governments (NACOG)	Coconino, Yavapai, Apache, Navajo Counties	Emergency Home Repair Program	300,000
Northland Cares	Northern Arizona	Homeless Prevention	45,000
West Yavapai Guidance Clinic	Prescott	SHP Administration	11,942
<b>Western Rural Area:</b>			
Bullhead City, City of	Bullhead City	Owner-occupied Housing Rehabilitation	300,000
Campeños Sin Fronteras	Somerton	Emergency Home Repair Program	400,000
Habitat for Humanity – Yuma	Yuma	New construction of homeownership units	69,078
Mohave County	Mohave County	Owner-occupied Housing Rehabilitation	675,000
Western Arizona Council of Governments (WACOG)	LaPaz, Mohave and Yuma Counties	Emergency Home Repair Program	750,000
Yuma, City of	Yuma	Emergency Home Repair Program	300,000
<b>Metropolitan Areas:</b>			
Central Arizona Shelter Services	Phoenix	Emergency operating grant for shelter	25,000
Community Home Repair Projects of Arizona, Inc. (CHRP)	Pima County	Emergency Home Repair Program	302,000
Community Housing Partnership, The	Maricopa County	Homeless prevention grant	30,000
Escala Central City, LP	Phoenix	New construction of rental units	500,000
FSL Home Improvements	Maricopa County	Owner-occupied housing rehabilitation	423,256
FSL Home Improvements	Maricopa County	Emergency Home Repair Program	150,000
Human Services Campus	Phoenix	Day Resource Center pilot program	126,000
Information and Referral Services	Pima County	Matching funds for HMIS; other homeless planning activities	56,270
New Arizona Family, Inc.	Phoenix	New construction of transitional units	750,000
Spirit of God Ministries	Maricopa County	Emergency operating grant for shelter	21,960
Tolleson, City of	Tolleson	Owner-occupied Housing Rehabilitation	375,000
Tolleson, City of	Tolleson	Emergency Home Repair Program	100,000
<b>Rural Arizona or Statewide:</b>			
Arizona Coalition to End Homelessness	13 Rural Counties	Homeless Planning	63,500
Non-Profit Industries, Inc.	Statewide	Socialserve.com services	37,000
Southwest Fair Housing Council	Statewide	Fair Housing Education	300,000



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