



Arizona  
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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

### **INFORMATION BULLETIN No. 01-23**

**ISSUED: January 3, 2023**

**RE: FINAL Round 9% LIHTC Adjustments  
Hardship Credit Process**

### **Final Round 9% LIHTC Adjustments – Hardship Credit Process**

Per the 2022-2023 Qualified Allocation Plan (QAP), ADOH has set aside 9% LIHTCs for projects with severe hardships. ADOH will be holding a final hardship credit round awarding a maximum of \$201,264 in 2023 hardship credits. Projects will be awarded on a first come first serve basis, ADOH will not fund beyond \$201,264. Projects may receive up to 10% of the original 9% LIHTC award. Applicants must submit documentation demonstrating they have exhausted all available resources through the following methods:

1. Development contingency has been exhausted;
2. Obtained gap financing from active and available ADOH Notice of Funding Availability (NOFA);
3. Deferred developer fee to the extent which would allow for repayment through project cash flow within fifteen (15) years; and
4. Project was value engineered, where possible, to reduce construction costs.

Applicants will be subject to the QAP underwriting requirements from the year of their original LIHTC reservation. Applicants will also be subject to the material change process (of the aforementioned QAP) and must submit revised application forms to document the current sources and uses. Applicants must also demonstrate equity investor approval of additional credits.

Please note: if hardship credits are awarded, ADOH will reduce the Applicant's current year's allowable 9% LIHTC maximums by 150% of the approved adjustment request.

**Eligible Applicants:** 2019, 2020, and 2021 9% LIHTC projects, which have not received a hardship credit allocation (may not exceed the 2022-2023 QAP per-project maximum).

For questions related to the Hardship Credit Process, please contact Sheree Bouchee, Rental Programs Administrator: [sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 02-23**

**ISSUED: January 12, 2023**

**RE: FINAL Round 9% LIHTC Adjustments  
Hardship Credit Process Oversubscribed**

**Final Round 9% LIHTC Adjustments – Hardship Credit Process – Oversubscribed**

ADOH's FINAL Round 9% LIHTC Adjustments – Hardship Credit Process is currently oversubscribed and funding is no longer available.

Thank you!



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Compliance**

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

**INFORMATION BULLETIN No. 03-23**

**ISSUED: January 18, 2023**

**RE: Annual Report and Fee Reminders**

The Arizona Department of Housing (ADOH) would like to take this time to remind you of some key deadlines that are soon approaching.

### **Annual Reports – Due March 15th**

ADOH no longer requires that the Annual Report be submitted as a hard copy. You can sign and submit the annual report electronically. Further instructions can be found in the Annual Report workbook located here:

<https://housing.az.gov/housing-partners/rental-compliance/adoh-line-reporting>

[https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid\\_2=All](https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid_2=All)

### **Compliance Fees – Due March 15th**

Compliance fees should be submitted via our online payment portal.

ADOH Payment portal, located here: <https://housing.az.gov/portals/adoh-payment-portal>

Invoices are no longer emailed to owners/agents. They can be obtained on the ADOH website by clicking the link below: <https://housing.az.gov/documents-links/housing-invoices>

New projects and projects with recent management changes, your invoices are in the process of being uploaded to the ADOH website. They will be added on or before January 31, 2023. If your invoice is not on the ADOH website by then please contact the Compliance & PBCA Administrator as soon as possible.

### **Tenant Data – Due March 15th**

One of the requirements of the Annual Report is to update tenant data in our HDS NextGen database. If you do not have access to this database or need to set up a new project, please contact the Compliance & PBCA Administrator as soon as possible.

New projects that were placed in service and will be claiming credits in 2022 must submit an Annual Report by March 15, 2023.

### **General Reminder**

Please be reminded that owners must ensure their communities are meeting all applicable inspection protocols for ADOH funded projects. Owners/Agents should be accepting, processing and completing all resident submitted work orders. These should be done in a timely and safe manner. Please note that there are no waivers or State imposed shelter in place mandates that allow owners to forego maintenance requirements. Failure to complete these will result in non-compliance status with ADOH.

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



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 04-23**

**ISSUED: January 20, 2023**

**RE: January 2023 Q&A Posted**

The 2022-2023 QAP Questions and Answers (January) are now available. You may download the **Q&A 2023 Round 2022-2023 QAP** at the following link: <https://housing.az.gov/documents-links/forms/rental-development-lihtc>

Requests for clarifications will be accepted through February 28, 2023. Please send all requests to [rental-qap@azhousing.gov](mailto:rental-qap@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Special Needs**

**REGARDING FUNDING SOURCES: HUD Continuum of Care (CoC)**

### **INFORMATION BULLETIN No. 05-23**

**ISSUED:** January 30, 2023

**RE:** AZ Balance of State Continuum of Care Governance Advisory Board  
Membership Application

*Note: The AZBOSCOC includes all Arizona counties except Maricopa and Pima.*

The Governance Advisory Board (GAB) for the AZ Balance of State Continuum of Care (AZBOSCOC) is seeking committed and knowledgeable candidates interested in serving on the GAB. The GAB is governing/advisory entity and provides leadership and strategic guidance for the AZBOSCOC. The Governance Advisory Board is responsible for HUD HEARTH Act required Continuum of Care duties including setting continuum and project performance standards, promoting service coordination, oversight of key HUD-required systems (ex: Homeless Management Information System and Coordinated Entry), recruiting and overseeing GAB membership, and overseeing the annual process for submission of the AZBOSCOC request for HUD McKinney-Vento Continuum of Care funding (the NOFO) which provides approximately \$5 million for housing and services throughout the Balance of State counties.

Key membership duties include; 1) attendance at regular meetings; 2) participation in any special meetings to fulfill duties; 3) participation on GAB working groups and/or committees; 4) participation at a two-day annual planning retreat; and 5) participation in annual HUD McKinney-Vento Continuum of Care application process (i.e., reviewing project documents and applications). There is no compensation for GAB participation, but travel and accommodations related to meeting attendance and GAB duties may be reimbursed. The [Governance Advisory Board Job Description](https://housing.az.gov/documents-links/forms/special-needs-continuum) can be found at: <https://housing.az.gov/documents-links/forms/special-needs-continuum>

The AZBOSCOC seeks representation of numerous stakeholders involved in addressing homelessness in the AZBOSCOC geographic area including housing and service providers, law enforcement, behavioral health providers, tribal communities, government officials, health care providers, affordable housing providers, business leaders and faith and community leaders and individuals who have experienced homelessness among others. The AZBOSCOC and the Arizona Department of Housing comply with all non-discrimination and equal opportunity laws and encourage participation regardless of age, race, ethnicity, national origin, gender, sexual orientation, or disability.

To this end, and to ensure that the GAB reflects the diversity of Arizona and the AZBOSCOG's population that is experiencing homelessness, the GAB is currently seeking new members for its current openings:

- Who are members/representatives from tribal communities within the AZBOSCOG geographic area?
- Individuals who have lived experience related to homelessness.

The [AZBOSCOG Application for Membership \(January 2023\) Form](https://housing.az.gov/documents-links/forms/special-needs-continuum) can be found at: <https://housing.az.gov/documents-links/forms/special-needs-continuum>. If you are interested in GAB membership, please submit a short cover letter describing your qualifications and interest with the application form by Friday, February 11, 2023, by **5:00 pm**.

Please submit documents to:

Cristina Benetiz  
Continuum of Care Coordinator  
AZ Department of Housing  
[cristina.benitez@azhousing.gov](mailto:cristina.benitez@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: Rental Programs

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

INFORMATION BULLETIN No. 06-23

ISSUED: February 1, 2023

RE: Notice of Changes/Updates to the Qualified Contract List

The Arizona Department of Housing (ADOH) is providing notice that the following LIHTC Owner(s) have applied for a Qualified Contract:

1. **Gila River Owner LLC**, the owners of *Gila River Apartments*, a 40-unit multifamily project located at 232 North Chambers Lane, Thatcher, Graham County, Arizona 85552.
2. **Gila River Owner LLC**, the owners of *Gila River II Apartments*, a 40-unit multifamily project located at 235 Eliza Lane, Thatcher, Graham County, Arizona 85552.

ADOH is also providing notice that the following owner has completed its one (1) year marketing period:

1. **St. Luke's in the Desert Inc.**

The [Qualified Contract List](#) can be accessed from the Department's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, or comments, or would like information about a property, please contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov) or you may send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS:** Community Development and Revitalization

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

**INFORMATION BULLETIN No. 07-23**

**ISSUED:** February 13, 2023

**RE:** New NOFA CDBG – State Special Project

### New NOFA for CDBG State Special Project Funding

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

The [FY2022 CDBG SSP NOFA](#) and [CDBG SSP Application](#) can be found on the ADOH website at <https://housing.az.gov/documents-links/forms/community-revitalization>

Questions regarding this NOFA may be submitted in writing to [kathy.blodgett@azhousing.gov](mailto:kathy.blodgett@azhousing.gov) until May 14, 2023.

Applications must be received by electronic upload via the [ADOH Portal](#) no later than 4:00 p.m. on May 15, 2023.



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 08-23**

**ISSUED: February 16, 2023**

**RE: February 2023 QAP Q&A Posted**

### **February Q&A**

The 2022-2023 QAP Questions and Answers (February) are now available for download at the following link: <https://housing.az.gov/documents-links/forms/rental-development-lihtc>.

Requests for clarifications will be accepted through February 28, 2023. Please send all requests to [rental-qap@azhousing.gov](mailto:rental-qap@azhousing.gov).

### **LIHTC Equity Pricing**

ADOH will release 2023 LIHTC equity pricing ranges on February 24, 2023.



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 09-23**

**ISSUED: March 2, 2023**

**RE: Low Income Housing Tax Credit Equity Pricing Survey**

Per the 2022-2023 Qualified Allocation Plan, the Arizona Department of Housing (ADOH) conducted a survey of equity providers to determine appropriate investment assumptions. Based on the responses, the ranges for federal LIHTC are:

Metro \$0.84 - \$0.92 (any application in Maricopa or Pima County)

Rural \$0.81 - \$0.86 (applications in all other counties)

Tribal \$0.80 - \$0.85 (applications on eligible Tribal land)

State LIHTC \$0.50 to \$0.65 (statewide)

Submissions for the April 3<sup>rd</sup> deadline must reflect an amount of equity per LIHTC dollar based on the above.



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 10-23

ISSUED: March 3, 2023

RE: Notice of Changes/Updates to the Qualified Contract List

ADOH is providing notice that the following LIHTC Owner has applied for a Qualified Contract:

**Antelope Valley / Chino Valley, L.P.**, the owners of *Antelope Valley Apartments*, a 64-unit multifamily project located at 1515-1595 South Highway 89, Chino Valley, Yavapai County, Arizona 86323.

The [Qualified Contract List](#) can be accessed from the Department's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, or comments, or would like information about a property, you may contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov), or send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).





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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: State Housing Trust Funds**

### **INFORMATION BULLETIN No. 11-23**

**ISSUED: March 9, 2023**

**RE: Expenditure Summary for the State Housing Trust Fund from Fiscal  
Year 2018-2023**

Looking back over the past six years, the Arizona Department of Housing has paid out more than \$113 million in assistance from the State Housing Trust Fund (HTF) providing critical resources to assist vulnerable Arizonans to overcome their individual housing crisis.

A summary of the 6-year expenditures and a detailed report of spending categories is now available on the homepage of the ADOH website at [housing.az.gov](https://housing.az.gov).

A link to the HTF expenditure summary and report is also provided below.

[HTF Expenditure Summary FY2018-2023](#)



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 12-23

ISSUED: March 10, 2023

RE: Final 2023 Q&A Posted

### Final Q&A

The [2022-2023 QAP Questions and Answers](https://housing.az.gov/documents-links/forms/rental-development-lihtc) (Final) are now available for download at the following link: <https://housing.az.gov/documents-links/forms/rental-development-lihtc>.

### NOFA Release and Information Session

The Rental Division will release its 2023 NOFA on **March 20, 2023**, and will host a NOFA Information Session on **Wednesday, March 22, 2023**, at 11:00 a.m.



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## Arizona Department of Housing 2023 Information Bulletin

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

**REGARDING FUNDING SOURCES:** CDBG, ESG, HOME, HOPWA, National HTF, RHP, HOME-ARP, and WAP

### **INFORMATION BULLETIN No. 13-23**

**ISSUED:** March 13, 2023

**RE:** Notice of Public Hearing for the PY2023-2024 HUD Annual Action Plan, PY2022-2023 Weatherization Assistance Program Plan, PY2022-2023 Substantial Amendment to the Recovery Housing Program Plan, and Substantial Amendment to the PY2021 Action Plan HOME-ARP Allocation Plan

The Arizona Department of Housing (ADOH) will hold a public hearing to receive input and public comment on the PY2023-2024 HUD Annual Action Plan (Action Plan), the PY2023-2024 Weatherization Assistance Program Plan (WAP Plan), the Substantial Amendment to the Recovery Housing Program Plan for FFY2022 and FFY2023 (RHP Plans) and the Substantial Amendment to the PY2021 Annual Action Plan HOME-ARP Allocation Plan (HOME-ARP Plan) on April 5, 2023, at 10:00 am. Persons interested in attending can do so either in person or virtually.

To join the public hearing virtually, you will need to click the link below to register to be an active participant. After registering, you will receive a confirmation email containing information about joining the meeting virtually.

Virtual meeting registration link: [https://us02web.zoom.us/meeting/register/tZcsc-mvqT8pHtEtq5kll7zM19Lzo8\\_orss-](https://us02web.zoom.us/meeting/register/tZcsc-mvqT8pHtEtq5kll7zM19Lzo8_orss-)

If you choose to attend the meeting in person it will be conducted at:

Arizona State Capital Building, Governor's Tower  
1700 W. Washington, Rm. 104  
Phoenix, AZ 85007

The Action Plan describes the methods of distribution for and planned uses of the programs administered by the ADOH including Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), National Housing Trust Fund (NHTF), and Housing Opportunities for Persons with AIDS (HOPWA); and the Emergency Solutions Grant (ESG) program administered by the Arizona Department of Economic Security. These funds are used

for activities benefitting low-income and special needs populations throughout Arizona. The Action Plan covers the period beginning July 1, 2023, and ending June 30, 2024, for approximately \$29 million in funding.

The WAP Plan establishes goals, objectives, priorities, activities, outcomes, and the method of distribution for approximately \$2.4 million in US Department of Energy Weatherization Assistance funds.

The Substantial Amendment to the RHP Plan describes the methods of distribution for and eligible uses of \$917,922 in FFY2022 and \$1,174,274 in FFY2023 Recovery Housing Program funding.

The Substantial Amendment to the PY2021 Annual Allocation Plan HOME-ARP Allocation Plan describes the methods of distribution, eligible uses, and preferences to specific populations for HOME American Rescue Plan Act funding.

ADOH encourages residents, sub-recipients and grantees, public agencies, and other interested parties to review the Plans and submit comments. The Action Plan, RHP Substantial Amendment, HOME-ARP Substantial Amendment, and WAP Plan will be available for public review and comment from April 1, 2023, to April 30, 2023. Both Plans will be available for review on the ADOH website at:

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

Send written comments and questions to:

Keon Montgomery, Assistant Deputy Director, Programs  
Arizona Department of Housing  
1110 W Washington St, Ste. 280  
Phoenix, AZ 85007  
[publiccomment@azhousing.gov](mailto:publiccomment@azhousing.gov)

#### ADA and EQUAL OPPORTUNITY COMPLIANCE STATEMENT

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

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



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 14-23**

**ISSUED: March 16, 2023**

**RE: Updated Underwriting Spreadsheet & Rental Development NOFA**

### **Updated 2022-2023 Underwriting Spreadsheet**

ADOH received feedback regarding the 2022-2023 Underwriting Spreadsheet and has incorporated revisions into the updated final version dated March 16, 2023. The 2022-2023 Underwriting Spreadsheet can be downloaded from the following location:

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

### **NOFA Release and Information Session**

The Rental Division will release its 2023 NOFA on **March 20, 2023**, and will host a *NOFA Information Session* on **Wednesday, March 22, 2023, at 11:00 a.m.**

Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZctd-uprD4oEtJLKzKw9eAltgiBTWgOkmb>



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## Arizona Department of Housing 2023 Information Bulletin

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

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

### **INFORMATION BULLETIN No. 15-23**

**ISSUED: March 20, 2023**

**RE: Federal Fiscal Year 2023 Formula Allocations for CDBG, ESG, HOME, HOPWA, and RHP**

The FFY2023 formula allocations for CDBG, ESG, HOME, HOPWA, and RHP expected to be received by the Arizona Department of Housing (ADOH) are listed below along with the proposed methods of distribution:

#### CDBG

The total FFY2023 CDBG allocation is \$9,905,563. The State retains 2% plus \$100,000 or \$298,111 for administration and 1% or \$99,056 for technical assistance activities. Additionally, HUD mandates that the state expend 10% of its total allocation, or \$990,556 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$7,240,164 for the Regional Account (RA) and 15% or \$1,277,676 for the State Special Projects (SSP) account.

The COG Regional Account allocation is as follows:

<b>CDBG Allocation by COG Region</b>	<b>2023 Allocation Amount</b>	<b>2023 Allocation Share</b>
CAG	\$ 825,459	11.40%
NACOG	\$ 2,265,072	31.28%
SEAGO	\$ 1,347,005	18.60%
WACOG	\$ 2,802,628	38.71%
<b>Total Allocation to Rural COGs</b>	<b>\$ 7,240,164</b>	<b>100%</b>

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

#### ESG

The total FFY2023 ESG allocation is \$1,776,224 which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$133,217 is retained by DES for administration. The remaining 92.5% or \$1,643,007 will be used for ESG eligible activities to benefit persons experiencing homelessness.

## HOME

The total FFY2023 HOME allocation is \$6,798,544 of which 15% or \$1,019,782 must be set aside for Community Housing Development Organization (CHDO) project funding. The state retains 10% of the grant award or \$679,854 to be used for administration. HOME funds will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

## HOPWA

The total FFY2023 HOPWA allocation is \$608,782. A total of 10% or \$60,878 of the grant award will be used for administration of which the state retains 3% (\$18,263) and the remaining 7% (\$42,615) will be used by project sponsors. The remaining 90% or \$547,904 of the grant award will be spent on direct service provision through housing providers in the non-entitlement counties.

## RHP

RHP or Recovery Housing Program is a pilot program to help individuals in recovery from a substance abuse disorder, to become stably housed. RHP was authorized under Section 8071 of the Support for Patients and Communities (SUPPORT) Act. The total FFY2023 RHP allocation for ADOH is \$1,174,274. RHP funding will be distributed through a competitive application process including NOFAs and other competitive funding vehicles.

For further information contact:

Keon Montgomery

Assistant Deputy Director of Housing and Community Development

[keon.montgomery@azhousing.gov](mailto:keon.montgomery@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 16-23**

**ISSUED: March 20, 2023**

**RE: 2023-2024 State Housing Fund NOFA**

The Arizona Department of Housing is pleased to announce our [2023–2024 State Housing Fund Notice of Funding Availability \(NOFA\)](#). This NOFA includes eligibility for non-LIHTC projects, new 4% LIHTC projects, 9% LIHTC applicants in rural areas, and 9% to 4% LIHTC projects. Applicants may be eligible for up to \$1,000,000 to \$4,000,000 in gap financing, depending on project eligibility. A total of \$14.2 million dollars will be made available through the following resources: National Housing Trust Funds and HOME Investment Partnerships Program.

Application eligibility timeline below:

Project Type	Application Eligibility Timeline
2023 9% Rural Projects	March 20, 2023
All other eligible projects	June 2, 2023

The NOFA can be viewed using the following link:

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

We will be holding a **NOFA Informational Session** on **Wednesday, March 22nd at 11:00 AM (MST)**, to register to attend please use the following link:

<https://us02web.zoom.us/meeting/register/tZctd-uprD4oEtJLKzKw9eAltigiBTWgOkmb>

For questions related to this NOFA, please contact:

Sheree Bouchee

Rental Programs Administrator

[sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov); or 602-771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 17-23**

**ISSUED: April 5, 2023**

**RE: 2023 – 9% LIHTC and STC Application Lists**

The Arizona Department of Housing (ADOH) received 34 applications in response to the 2023 9% LIHTC application round and 10 applications in response to the 2023 9% LIHTC Rural State Tax Credit (STC) round.

The application lists may be downloaded from the ADOH website.

**9% LIHTC Application List – 2023 LIHTC Application List**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=123](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)

**9% LIHTC Rural STC Application List – April 2023 STC Application List**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=820](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=820)

The information included on the list has been taken from the applications that were submitted and has not been verified for accuracy. As such, it is subject to change as ADOH reviews the information for its conformance to the 2022-2023 QAP.

INFORMATION:

Sheree Bouchee

Rental Programs Administrator

[sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov); or 602-771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 18-23**

**ISSUED: April 6, 2023**

**RE: REVISED – 2023 9% LIHTC Rural STC Application List**

The Arizona Department of Housing received thirty-four (34) 9% LIHTC applications and seven (7) State Tax Credit (STC) applications in response to the 2022-2023 Qualified Allocation Plan (QAP) 9% LIHTC and Rural STC application rounds.

The 9% LIHTC application list and an updated 9% STC application list may be downloaded from the following location on the ADOH website:

**9% LIHTC Application List – 2023 LIHTC Application List**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=123](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)

**9% LIHTC Rural STC Application List (UPDATED) – April 2023 STC Application List**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=820](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=820)

The information included on the list has been taken from the applications that were submitted and has not been verified for accuracy. As such, it is subject to change as ADOH reviews the information for its conformance to the 2022-2023 QAP.

**INFORMATION:**

Sheree Bouchee

Rental Programs Administrator

[sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov); or 602-771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 19-23**

**ISSUED: April 20, 2023**

**RE: FY 2022 HUD Continuum of Care NOFOs (Regular and Supplemental to Address Unsheltered and Rural Homelessness)  
Arizona Balance of State Continuum of Care Funding Announcement**

The Arizona Department of Housing (ADOH) as a Collaborative Applicant and United Funding Agency for the Arizona Balance of State Continuum of Care (AZBOSCOC) announces the final funding decisions by the U.S. Department of Housing and Urban Development related to the 2022 HUD Continuum of Care NOFOS (Regular and Supplemental to Address Unsheltered and Rural Homelessness).

As a part of the regular NOFO, The Arizona Department of Housing was awarded a total of \$5,360,027 for 21 renewal projects including HMIS, ADOH Planning, and ADOH UFA costs.

The HUD FY2022 CoC Notice and Funding can be found at:

[https://www.hud.gov/program\\_offices/comm\\_planning/coc/fy\\_2022\\_coc\\_competition](https://www.hud.gov/program_offices/comm_planning/coc/fy_2022_coc_competition)

In addition, The Arizona Department of Housing was awarded two projects under the Supplemental NOFO to Address Unsheltered and Rural Homelessness specifically from funds set aside to address households experiencing homelessness in counties (identified by HUD) as rural. The two projects funded included:

- Gila County Rural Set Aside Supportive Services CoC, \$355,000
- RE: Center Rural Set Aside Supportive Services 2022 (to serve Navajo and Apache County), \$355,000.

For a total of \$710,000.

In addition, HUD awarded a total of 40 Stability Vouchers to the following Public Housing Authorities in the AZ Balance of State Continuum of Care geographic area:

- Flagstaff Housing Authority: 5
- Pinal County Housing Authority: 5
- Nogales Housing Authority: 5
- Housing Authority of Cochise County: 5
- Yuma City Housing Authority: 5

The purpose of these vouchers is to support the AZBOSCOC in ending homelessness in its geographic area which includes the following counties: Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Mohave, Navajo, Pinal, Santa Cruz, Yavapai, and Yuma.

The AZBOSCOC was one of 62 CoCs nationwide to be awarded funding from the Special NOFO.

The HUD announcement can be found at:

[https://www.hud.gov/press/press\\_releases\\_media\\_advisories/HUD No 23 078](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_078)

If you have immediate questions, please contact:

David Bridge  
Special Needs Programs Administrator  
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
David.bridge@azhousing.gov  
(602) 309-6542



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



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 20-23

ISSUED: April 26, 2023

RE: Notice of Changes/Updates to the Qualified Contract List

The Arizona Department of Housing (ADOH) is providing notice that the following LIHTC Owner has applied for a Qualified Contract:

**La Habra 2004 Limited Partnership**, the owners of *La Habra Apartments*, a 48-unit multifamily project located at 656 South Highway 80, Benson, Cochise County, Arizona 85602.

The [Qualified Contract List](#) can be accessed from the Department's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, or comments, or would like information about a property, you may contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov), or send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development and Rental Compliance**

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

### INFORMATION BULLETIN No. 21-23

**ISSUED: May 16, 2023**

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

Attached are the new 2023 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of May 15, 2023.

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

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

### **Rent Increases**

Although the Qualified Allocation Plan does not limit an owner/agent's ability to increase rents, The Arizona Department of Housing (ADOH) strongly encourages owners/agents to consider current circumstances if they choose to increase rents. As a reminder, the rent limits provided in the attached document are what an owner can charge, not what an owner must charge to avoid non-compliance. Notifications sent to residents, for any owner-imposed rent increase, that are characterized as mandates under ADOH, IRS, or HUD regulations are prohibited. Please refer to question four (Q4) of [HUD's Income Limits Frequently Asked Questions](#) for more information.

### **Reminder: HOME Rents**

HOME regulations require the Participating Jurisdiction (PJ) to approve rent increases for HOME-assisted units. ADOH is the PJ responsible for the State HOME funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form prior to being implemented. These will be reviewed/approved/denied on an individual basis. Download the [HOME Rent Increase Request](#) form.

HOME income and rent limits have not been released yet, owner/agents are to continue the use of 2022 income/rent limits for the time being.

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





**Arizona ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS**  
**Department of Housing**  
**FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)**  
**(Figures derived from HUD Median Income Charts effective May 15, 2023)**

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
<b>Phoenix</b>	60	\$39,300	\$44,880	\$50,520	\$56,100	\$60,600	\$65,100	\$69,600	\$74,100	\$982	\$1,052	\$1,263	\$1,458	\$1,627	\$1,796
<b>(Maricopa/Pinal)</b>	50	\$32,750	\$37,400	\$42,100	\$46,750	\$50,500	\$54,250	\$58,000	\$61,750	\$818	\$876	\$1,052	\$1,215	\$1,356	\$1,496
	40	\$26,200	\$29,920	\$33,680	\$37,400	\$40,400	\$43,400	\$46,400	\$49,400	\$655	\$701	\$842	\$972	\$1,085	\$1,197
	30	\$19,650	\$22,440	\$25,260	\$28,050	\$30,300	\$32,550	\$34,800	\$37,050	\$491	\$526	\$631	\$729	\$813	\$898
	20	\$13,100	\$14,960	\$16,840	\$18,700	\$20,200	\$21,700	\$23,200	\$24,700	\$327	\$350	\$421	\$486	\$542	\$598
<b>HERA</b>	60	\$41,580	\$47,520	\$53,460	\$59,400	\$64,200	\$68,940	\$73,680	\$78,420	\$1,039	\$1,113	\$1,336	\$1,545	\$1,723	\$1,901
<b>Special</b>	50	\$34,650	\$39,600	\$44,550	\$49,500	\$53,500	\$57,450	\$61,400	\$65,350	\$866	\$928	\$1,113	\$1,287	\$1,436	\$1,584
	40	\$27,720	\$31,680	\$35,640	\$39,600	\$42,800	\$45,960	\$49,120	\$52,280	\$693	\$742	\$891	\$1,030	\$1,149	\$1,267
	30	\$20,790	\$23,760	\$26,730	\$29,700	\$32,100	\$34,470	\$36,840	\$39,210	\$519	\$556	\$668	\$772	\$861	\$950
	20	\$13,860	\$15,840	\$17,820	\$19,800	\$21,400	\$22,980	\$24,560	\$26,140	\$346	\$371	\$445	\$515	\$574	\$633
<b>Tucson</b>	60	\$34,140	\$39,000	\$43,860	\$48,720	\$52,620	\$56,520	\$60,420	\$64,320	\$853	\$914	\$1,096	\$1,266	\$1,413	\$1,559
<b>(Pima)</b>	50	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600	\$711	\$761	\$913	\$1,055	\$1,177	\$1,299
	40	\$22,760	\$26,000	\$29,240	\$32,480	\$35,080	\$37,680	\$40,280	\$42,880	\$569	\$609	\$731	\$844	\$942	\$1,039
	30	\$17,070	\$19,500	\$21,930	\$24,360	\$26,310	\$28,260	\$30,210	\$32,160	\$426	\$457	\$548	\$633	\$706	\$779
	20	\$11,380	\$13,000	\$14,620	\$16,240	\$17,540	\$18,840	\$20,140	\$21,440	\$284	\$304	\$365	\$422	\$471	\$519
<b>Yuma</b>	60	\$25,440	\$29,040	\$32,700	\$36,300	\$39,240	\$42,120	\$45,060	\$47,940	\$636	\$681	\$817	\$944	\$1,053	\$1,162
<b>(Yuma)</b>	50	\$21,200	\$24,200	\$27,250	\$30,250	\$32,700	\$35,100	\$37,550	\$39,950	\$530	\$567	\$681	\$786	\$877	\$968
	40	\$16,960	\$19,360	\$21,800	\$24,200	\$26,160	\$28,080	\$30,040	\$31,960	\$424	\$454	\$545	\$629	\$702	\$775
	30	\$12,720	\$14,520	\$16,350	\$18,150	\$19,620	\$21,060	\$22,530	\$23,970	\$318	\$340	\$408	\$472	\$526	\$581
	20	\$8,480	\$9,680	\$10,900	\$12,100	\$13,080	\$14,040	\$15,020	\$15,980	\$212	\$227	\$272	\$314	\$351	\$387
<b>HERA</b>	60	\$30,000	\$34,260	\$38,520	\$42,780	\$46,260	\$49,680	\$53,100	\$56,520	\$750	\$803	\$963	\$1,113	\$1,242	\$1,370
<b>Special</b>	50	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550	\$41,400	\$44,250	\$47,100	\$625	\$669	\$802	\$927	\$1,035	\$1,141
	40	\$20,000	\$22,840	\$25,680	\$28,520	\$30,840	\$33,120	\$35,400	\$37,680	\$500	\$535	\$642	\$742	\$828	\$913
	30	\$15,000	\$17,130	\$19,260	\$21,390	\$23,130	\$24,840	\$26,550	\$28,260	\$375	\$401	\$481	\$556	\$621	\$685
	20	\$10,000	\$11,420	\$12,840	\$14,260	\$15,420	\$16,560	\$17,700	\$18,840	\$250	\$267	\$321	\$371	\$414	\$456
<b>Apache</b>	60	\$24,660	\$28,140	\$31,680	\$35,160	\$37,980	\$40,800	\$43,620	\$46,440	\$616	\$660	\$792	\$914	\$1,020	\$1,125
	50	\$20,550	\$23,450	\$26,400	\$29,300	\$31,650	\$34,000	\$36,350	\$38,700	\$513	\$550	\$660	\$761	\$850	\$938
	40	\$16,440	\$18,760	\$21,120	\$23,440	\$25,320	\$27,200	\$29,080	\$30,960	\$411	\$440	\$528	\$609	\$680	\$750
	30	\$12,330	\$14,070	\$15,840	\$17,580	\$18,990	\$20,400	\$21,810	\$23,220	\$308	\$330	\$396	\$457	\$510	\$562
	20	\$8,220	\$9,380	\$10,560	\$11,720	\$12,660	\$13,600	\$14,540	\$15,480	\$205	\$220	\$264	\$304	\$340	\$375

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

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



**Arizona ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS**  
**Department of Housing**  
**FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)**  
**(Figures derived from HUD Median Income Charts effective May 15, 2023)**

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Apache	60	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440	\$735	\$787	\$945	\$1,092	\$1,218	\$1,344
HERA	50	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200	\$612	\$656	\$787	\$910	\$1,015	\$1,120
Special	40	\$19,600	\$22,400	\$25,200	\$28,000	\$30,240	\$32,480	\$34,720	\$36,960	\$490	\$525	\$630	\$728	\$812	\$896
	30	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720	\$367	\$393	\$472	\$546	\$609	\$672
	20	\$9,800	\$11,200	\$12,600	\$14,000	\$15,120	\$16,240	\$17,360	\$18,480	\$245	\$262	\$315	\$364	\$406	\$448
<b>Cochise</b>	60	\$28,740	\$32,820	\$36,900	\$40,980	\$44,280	\$47,580	\$50,820	\$54,120	\$718	\$769	\$922	\$1,065	\$1,189	\$1,311
	50	\$23,950	\$27,350	\$30,750	\$34,150	\$36,900	\$39,650	\$42,350	\$45,100	\$598	\$641	\$768	\$888	\$991	\$1,093
	40	\$19,160	\$21,880	\$24,600	\$27,320	\$29,520	\$31,720	\$33,880	\$36,080	\$479	\$513	\$615	\$710	\$793	\$874
	30	\$14,370	\$16,410	\$18,450	\$20,490	\$22,140	\$23,790	\$25,410	\$27,060	\$359	\$384	\$461	\$532	\$594	\$655
	20	\$9,580	\$10,940	\$12,300	\$13,660	\$14,760	\$15,860	\$16,940	\$18,040	\$239	\$256	\$307	\$355	\$396	\$437
HERA	60	\$32,760	\$37,440	\$42,120	\$46,800	\$50,580	\$54,300	\$58,080	\$61,800	\$819	\$877	\$1,053	\$1,217	\$1,357	\$1,498
Special	50	\$27,300	\$31,200	\$35,100	\$39,000	\$42,150	\$45,250	\$48,400	\$51,500	\$682	\$731	\$877	\$1,014	\$1,131	\$1,248
	40	\$21,840	\$24,960	\$28,080	\$31,200	\$33,720	\$36,200	\$38,720	\$41,200	\$546	\$585	\$702	\$811	\$905	\$999
	30	\$16,380	\$18,720	\$21,060	\$23,400	\$25,290	\$27,150	\$29,040	\$30,900	\$409	\$438	\$526	\$608	\$678	\$749
	20	\$10,920	\$12,480	\$14,040	\$15,600	\$16,860	\$18,100	\$19,360	\$20,600	\$273	\$292	\$351	\$405	\$452	\$499
<b>Coconino</b>	60	\$38,220	\$43,680	\$49,140	\$54,540	\$58,920	\$63,300	\$67,680	\$72,000	\$955	\$1,023	\$1,228	\$1,418	\$1,582	\$1,746
	50	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000	\$796	\$853	\$1,023	\$1,181	\$1,318	\$1,455
	40	\$25,480	\$29,120	\$32,760	\$36,360	\$39,280	\$42,200	\$45,120	\$48,000	\$637	\$682	\$819	\$945	\$1,055	\$1,164
	30	\$19,110	\$21,840	\$24,570	\$27,270	\$29,460	\$31,650	\$33,840	\$36,000	\$477	\$511	\$614	\$709	\$791	\$873
	20	\$12,740	\$14,560	\$16,380	\$18,180	\$19,640	\$21,100	\$22,560	\$24,000	\$318	\$341	\$409	\$472	\$527	\$582
<b>Gila</b>	60	\$26,760	\$30,600	\$34,440	\$38,220	\$41,280	\$44,340	\$47,400	\$50,460	\$669	\$717	\$861	\$993	\$1,108	\$1,223
	50	\$22,300	\$25,500	\$28,700	\$31,850	\$34,400	\$36,950	\$39,500	\$42,050	\$557	\$597	\$717	\$828	\$923	\$1,019
	40	\$17,840	\$20,400	\$22,960	\$25,480	\$27,520	\$29,560	\$31,600	\$33,640	\$446	\$478	\$574	\$662	\$739	\$815
	30	\$13,380	\$15,300	\$17,220	\$19,110	\$20,640	\$22,170	\$23,700	\$25,230	\$334	\$358	\$430	\$496	\$554	\$611
	20	\$8,920	\$10,200	\$11,480	\$12,740	\$13,760	\$14,780	\$15,800	\$16,820	\$223	\$239	\$287	\$331	\$369	\$407
HERA	60	\$27,900	\$31,860	\$35,820	\$39,780	\$43,020	\$46,200	\$49,380	\$52,560	\$697	\$747	\$895	\$1,035	\$1,155	\$1,274
Special	50	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800	\$581	\$622	\$746	\$862	\$962	\$1,061
	40	\$18,600	\$21,240	\$23,880	\$26,520	\$28,680	\$30,800	\$32,920	\$35,040	\$465	\$498	\$597	\$690	\$770	\$849
	30	\$13,950	\$15,930	\$17,910	\$19,890	\$21,510	\$23,100	\$24,690	\$26,280	\$348	\$373	\$447	\$517	\$577	\$637
	20	\$9,300	\$10,620	\$11,940	\$13,260	\$14,340	\$15,400	\$16,460	\$17,520	\$232	\$249	\$298	\$345	\$385	\$424

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**Arizona ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS**  
**Department of Housing**  
**FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)**  
**(Figures derived from HUD Median Income Charts effective May 15, 2023)**

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
<b>Graham</b>	60	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440	\$735	\$787	\$945	\$1,092	\$1,218	\$1,344
	50	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200	\$612	\$656	\$787	\$910	\$1,015	\$1,120
	40	\$19,600	\$22,400	\$25,200	\$28,000	\$30,240	\$32,480	\$34,720	\$36,960	\$490	\$525	\$630	\$728	\$812	\$896
	30	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720	\$367	\$393	\$472	\$546	\$609	\$672
	20	\$9,800	\$11,200	\$12,600	\$14,000	\$15,120	\$16,240	\$17,360	\$18,480	\$245	\$262	\$315	\$364	\$406	\$448
HERA	60	\$29,520	\$33,720	\$37,920	\$42,120	\$45,540	\$48,900	\$52,260	\$55,620	\$738	\$790	\$948	\$1,095	\$1,222	\$1,348
Special	50	\$24,600	\$28,100	\$31,600	\$35,100	\$37,950	\$40,750	\$43,550	\$46,350	\$615	\$658	\$790	\$913	\$1,018	\$1,123
	40	\$19,680	\$22,480	\$25,280	\$28,080	\$30,360	\$32,600	\$34,840	\$37,080	\$492	\$527	\$632	\$730	\$815	\$899
	30	\$14,760	\$16,860	\$18,960	\$21,060	\$22,770	\$24,450	\$26,130	\$27,810	\$369	\$395	\$474	\$547	\$611	\$674
	20	\$9,840	\$11,240	\$12,640	\$14,040	\$15,180	\$16,300	\$17,420	\$18,540	\$246	\$263	\$316	\$365	\$407	\$449
<b>Greenlee</b>	60	\$31,920	\$36,480	\$41,040	\$45,540	\$49,200	\$52,860	\$56,520	\$60,120	\$798	\$855	\$1,026	\$1,184	\$1,321	\$1,458
	50	\$26,600	\$30,400	\$34,200	\$37,950	\$41,000	\$44,050	\$47,100	\$50,100	\$665	\$712	\$855	\$986	\$1,101	\$1,215
	40	\$21,280	\$24,320	\$27,360	\$30,360	\$32,800	\$35,240	\$37,680	\$40,080	\$532	\$570	\$684	\$789	\$881	\$972
	30	\$15,960	\$18,240	\$20,520	\$22,770	\$24,600	\$26,430	\$28,260	\$30,060	\$399	\$427	\$513	\$592	\$660	\$729
	20	\$10,640	\$12,160	\$13,680	\$15,180	\$16,400	\$17,620	\$18,840	\$20,040	\$266	\$285	\$342	\$394	\$440	\$486
HERA	60	\$32,760	\$37,440	\$42,120	\$46,740	\$50,520	\$54,240	\$57,960	\$61,740	\$819	\$877	\$1,053	\$1,215	\$1,356	\$1,496
Special	50	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450	\$682	\$731	\$877	\$1,013	\$1,130	\$1,246
	40	\$21,840	\$24,960	\$28,080	\$31,160	\$33,680	\$36,160	\$38,640	\$41,160	\$546	\$585	\$702	\$810	\$904	\$997
	30	\$16,380	\$18,720	\$21,060	\$23,370	\$25,260	\$27,120	\$28,980	\$30,870	\$409	\$438	\$526	\$607	\$678	\$748
	20	\$10,920	\$12,480	\$14,040	\$15,580	\$16,840	\$18,080	\$19,320	\$20,580	\$273	\$292	\$351	\$405	\$452	\$498
<b>La Paz</b>	60	\$26,100	\$29,820	\$33,540	\$37,260	\$40,260	\$43,260	\$46,260	\$49,200	\$652	\$699	\$838	\$969	\$1,081	\$1,193
	50	\$21,750	\$24,850	\$27,950	\$31,050	\$33,550	\$36,050	\$38,550	\$41,000	\$543	\$582	\$698	\$807	\$901	\$994
	40	\$17,400	\$19,880	\$22,360	\$24,840	\$26,840	\$28,840	\$30,840	\$32,800	\$435	\$466	\$559	\$646	\$721	\$795
	30	\$13,050	\$14,910	\$16,770	\$18,630	\$20,130	\$21,630	\$23,130	\$24,600	\$326	\$349	\$419	\$484	\$540	\$596
	20	\$8,700	\$9,940	\$11,180	\$12,420	\$13,420	\$14,420	\$15,420	\$16,400	\$217	\$233	\$279	\$323	\$360	\$397
HERA	60	\$27,540	\$31,440	\$35,400	\$39,300	\$42,480	\$45,600	\$48,780	\$51,900	\$688	\$737	\$885	\$1,022	\$1,140	\$1,258
Special	50	\$22,950	\$26,200	\$29,500	\$32,750	\$35,400	\$38,000	\$40,650	\$43,250	\$573	\$614	\$737	\$851	\$950	\$1,048
	40	\$18,360	\$20,960	\$23,600	\$26,200	\$28,320	\$30,400	\$32,520	\$34,600	\$459	\$491	\$590	\$681	\$760	\$839
	30	\$13,770	\$15,720	\$17,700	\$19,650	\$21,240	\$22,800	\$24,390	\$25,950	\$344	\$368	\$442	\$511	\$570	\$629
	20	\$9,180	\$10,480	\$11,800	\$13,100	\$14,160	\$15,200	\$16,260	\$17,300	\$229	\$245	\$295	\$340	\$380	\$419

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**Arizona ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS**  
**Department of Housing**  
**FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)**  
**(Figures derived from HUD Median Income Charts effective May 15, 2023)**

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
<b>Mohave</b>	60	\$27,600	\$31,560	\$35,520	\$39,420	\$42,600	\$45,780	\$48,900	\$52,080	\$690	\$739	\$888	\$1,025	\$1,144	\$1,262
	50	\$23,000	\$26,300	\$29,600	\$32,850	\$35,500	\$38,150	\$40,750	\$43,400	\$575	\$616	\$740	\$854	\$953	\$1,051
	40	\$18,400	\$21,040	\$23,680	\$26,280	\$28,400	\$30,520	\$32,600	\$34,720	\$460	\$493	\$592	\$683	\$763	\$841
	30	\$13,800	\$15,780	\$17,760	\$19,710	\$21,300	\$22,890	\$24,450	\$26,040	\$345	\$369	\$444	\$512	\$572	\$631
	20	\$9,200	\$10,520	\$11,840	\$13,140	\$14,200	\$15,260	\$16,300	\$17,360	\$230	\$246	\$296	\$341	\$381	\$420
HERA	60	\$36,300	\$41,460	\$46,620	\$51,780	\$55,980	\$60,120	\$64,260	\$68,400	\$907	\$972	\$1,165	\$1,347	\$1,503	\$1,658
Special	50	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100	\$53,550	\$57,000	\$756	\$810	\$971	\$1,122	\$1,252	\$1,381
	40	\$24,200	\$27,640	\$31,080	\$34,520	\$37,320	\$40,080	\$42,840	\$45,600	\$605	\$648	\$777	\$898	\$1,002	\$1,105
	30	\$18,150	\$20,730	\$23,310	\$25,890	\$27,990	\$30,060	\$32,130	\$34,200	\$453	\$486	\$582	\$673	\$751	\$829
	20	\$12,100	\$13,820	\$15,540	\$17,260	\$18,660	\$20,040	\$21,420	\$22,800	\$302	\$324	\$388	\$449	\$501	\$552
<b>Navajo</b>	60	\$24,660	\$28,140	\$31,680	\$35,160	\$37,980	\$40,800	\$43,620	\$46,440	\$616	\$660	\$792	\$914	\$1,020	\$1,125
	50	\$20,550	\$23,450	\$26,400	\$29,300	\$31,650	\$34,000	\$36,350	\$38,700	\$513	\$550	\$660	\$761	\$850	\$938
	40	\$16,440	\$18,760	\$21,120	\$23,440	\$25,320	\$27,200	\$29,080	\$30,960	\$411	\$440	\$528	\$609	\$680	\$750
	30	\$12,330	\$14,070	\$15,840	\$17,580	\$18,990	\$20,400	\$21,810	\$23,220	\$308	\$330	\$396	\$457	\$510	\$562
	20	\$8,220	\$9,380	\$10,560	\$11,720	\$12,660	\$13,600	\$14,540	\$15,480	\$205	\$220	\$264	\$304	\$340	\$375
HERA	60	\$26,940	\$30,780	\$34,620	\$38,460	\$41,580	\$44,640	\$47,700	\$50,820	\$673	\$721	\$865	\$1,000	\$1,116	\$1,231
Special	50	\$22,450	\$25,650	\$28,850	\$32,050	\$34,650	\$37,200	\$39,750	\$42,350	\$561	\$601	\$721	\$833	\$930	\$1,026
	40	\$17,960	\$20,520	\$23,080	\$25,640	\$27,720	\$29,760	\$31,800	\$33,880	\$449	\$481	\$577	\$667	\$744	\$821
	30	\$13,470	\$15,390	\$17,310	\$19,230	\$20,790	\$22,320	\$23,850	\$25,410	\$336	\$360	\$432	\$500	\$558	\$615
	20	\$8,980	\$10,260	\$11,540	\$12,820	\$13,860	\$14,880	\$15,900	\$16,940	\$224	\$240	\$288	\$333	\$372	\$410
<b>Santa Cruz</b>	60	\$24,660	\$28,140	\$31,680	\$35,160	\$37,980	\$40,800	\$43,620	\$46,440	\$616	\$660	\$792	\$914	\$1,020	\$1,125
	50	\$20,550	\$23,450	\$26,400	\$29,300	\$31,650	\$34,000	\$36,350	\$38,700	\$513	\$550	\$660	\$761	\$850	\$938
	40	\$16,440	\$18,760	\$21,120	\$23,440	\$25,320	\$27,200	\$29,080	\$30,960	\$411	\$440	\$528	\$609	\$680	\$750
	30	\$12,330	\$14,070	\$15,840	\$17,580	\$18,990	\$20,400	\$21,810	\$23,220	\$308	\$330	\$396	\$457	\$510	\$562
	20	\$8,220	\$9,380	\$10,560	\$11,720	\$12,660	\$13,600	\$14,540	\$15,480	\$205	\$220	\$264	\$304	\$340	\$375
HERA	60	\$27,420	\$31,320	\$35,220	\$39,120	\$42,300	\$45,420	\$48,540	\$51,660	\$685	\$734	\$880	\$1,017	\$1,135	\$1,252
Special	50	\$22,850	\$26,100	\$29,350	\$32,600	\$35,250	\$37,850	\$40,450	\$43,050	\$571	\$611	\$733	\$848	\$946	\$1,043
	40	\$18,280	\$20,880	\$23,480	\$26,080	\$28,200	\$30,280	\$32,360	\$34,440	\$457	\$489	\$587	\$678	\$757	\$835
	30	\$13,710	\$15,660	\$17,610	\$19,560	\$21,150	\$22,710	\$24,270	\$25,830	\$342	\$367	\$440	\$508	\$567	\$626
	20	\$9,140	\$10,440	\$11,740	\$13,040	\$14,100	\$15,140	\$16,180	\$17,220	\$228	\$244	\$293	\$339	\$378	\$417

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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective May 15, 2023)

MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Yavapai	60	\$31,740	\$36,240	\$40,800	\$45,300	\$48,960	\$52,560	\$56,220	\$59,820	\$793	\$849	\$1,020	\$1,178	\$1,314	\$1,450
	50	\$26,450	\$30,200	\$34,000	\$37,750	\$40,800	\$43,800	\$46,850	\$49,850	\$661	\$708	\$850	\$981	\$1,095	\$1,208
	40	\$21,160	\$24,160	\$27,200	\$30,200	\$32,640	\$35,040	\$37,480	\$39,880	\$529	\$566	\$680	\$785	\$876	\$967
	30	\$15,870	\$18,120	\$20,400	\$22,650	\$24,480	\$26,280	\$28,110	\$29,910	\$396	\$424	\$510	\$589	\$657	\$725
	20	\$10,580	\$12,080	\$13,600	\$15,100	\$16,320	\$17,520	\$18,740	\$19,940	\$264	\$283	\$340	\$392	\$438	\$483

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Arizona  
Department  
of Housing

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## Arizona Department of Housing 2023 Information Bulletin

**PROGRAMS:** HOME, State Housing Fund (SHF), and Neighborhood Stabilization (NSP)

**REGARDING:** HOME, State Housing Fund (SHF), and Neighborhood Stabilization (NSP)

### **INFORMATION BULLETIN No. 22-23**

**ISSUED:** May 19, 2023

**RE:** HOME, Community Development Block Grant (CDBG), State HTF, NSP Program Income & Rent Limits effective June 15, 2023

The 2023 income and rent limits for Home Investment Partnership Program (HOME), CDBG, State Housing Trust Fund (HTF), and Neighborhood Stabilization Program (NSP) are available for download on the Department's website at: <https://housing.az.gov/documents-links/forms/rent-limits>. The income and rent limits are effective June 15, 2023.

#### **Reminder: HOME rents**

HOME regulations require the Participating Jurisdiction (PJ) to approve rent increases for HOME-assisted units. ADOH is the PJ responsible for the State HOME funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form **prior to being implemented**. These will be reviewed and or approved/denied on an individual basis. Download the [HOME Rent Increase Request](#) form.

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

If you have any questions regarding CDBG income limits, please contact Kathy Blodgett, CD&R Programs Administrator at, 602-771-1021 or via email at [kathy.blodgett@azhousing.gov](mailto:kathy.blodgett@azhousing.gov).



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



U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 ADJUSTED HOME, CDBG, State HTF, NSP INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Coconino County, AZ MSA								
30% LIMITS	19100	21800	24550	27250	29450	31650	33800	36000
VERY LOW INCOME	31850	36400	40950	45450	49100	52750	56400	60000
60% LIMITS	38220	43680	49140	54540	58920	63300	67680	72000
LOW INCOME	50900	58200	65450	72700	78550	84350	90150	96000
Mohave County, AZ MSA								
30% LIMITS	13800	15800	17750	19700	21300	22900	24450	26050
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
60% LIMITS	27600	31560	35520	39420	42600	45780	48900	52080
LOW INCOME	36800	42050	47300	52550	56800	61000	65200	69400
Maricopa / Pinal Counties, AZ MSA								
30% LIMITS	19650	22450	25250	28050	30300	32550	34800	37050
VERY LOW INCOME	32750	37400	42100	46750	50500	54250	58000	61750
60% LIMITS	39300	44880	50520	56100	60600	65100	69600	74100
LOW INCOME	52400	59850	67350	74800	80800	86800	92800	98750
Yavapai County, AZ MSA								
30% LIMITS	15900	18150	20400	22650	24500	26300	28100	29900
VERY LOW INCOME	26450	30200	34000	37750	40800	43800	46850	49850
60% LIMITS	31740	36240	40800	45300	48960	52560	56220	59820
LOW INCOME	42300	48350	54400	60400	65250	70100	74900	79750
Cochise County, AZ MSA								
30% LIMITS	14350	16400	18450	20500	22150	23800	25450	27100
VERY LOW INCOME	23950	27350	30750	34150	36900	39650	42350	45100
60% LIMITS	28740	32820	36900	40980	44280	47580	50820	54120
LOW INCOME	38300	43750	49200	54650	59050	63400	67800	72150
Pima County, AZ MSA								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Yuma County, AZ MSA								
30% LIMITS	12750	14550	16350	18150	19650	21100	22550	24000
VERY LOW INCOME	21200	24200	27250	30250	32700	35100	37550	39950
60% LIMITS	25440	29040	32700	36300	39240	42120	45060	47940
LOW INCOME	33900	38750	43600	48400	52300	56150	60050	63900

U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 ADJUSTED HOME, CDBG, State HTF, NSP INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Apache County, AZ								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
60% LIMITS	24660	28140	31680	35160	37980	40800	43620	46440
LOW INCOME	32850	37550	42250	46900	50700	54450	58200	61950
Gila County, AZ								
30% LIMITS	13400	15300	17200	19100	20650	22200	23700	25250
VERY LOW INCOME	22300	25500	28700	31850	34400	36950	39500	42050
60% LIMITS	26760	30600	34440	38220	41280	44340	47400	50460
LOW INCOME	35700	40800	45900	50950	55050	59150	63200	67300
Graham County, AZ								
30% LIMITS	14700	16800	18900	21000	22700	24400	26050	27750
VERY LOW INCOME	24500	28000	31500	35000	37800	40600	43400	46200
60% LIMITS	29400	33600	37800	42000	45360	48720	52080	55440
LOW INCOME	39200	44800	50400	56000	60500	65000	69450	73950
Greenlee County, AZ								
30% LIMITS	15950	18200	20500	22750	24600	26400	28250	30050
VERY LOW INCOME	26600	30400	34200	37950	41000	44050	47100	50100
60% LIMITS	31920	36480	41040	45540	49200	52860	56520	60120
LOW INCOME	42500	48600	54650	60700	65600	70450	75300	80150
La Paz County, AZ								
30% LIMITS	13100	14950	16800	18650	20150	21650	23150	24650
VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
60% LIMITS	26100	29820	33540	37260	40260	43260	46260	49200
LOW INCOME	34800	39800	44750	49700	53700	57700	61650	65650
Navajo County, AZ								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
60% LIMITS	24660	28140	31680	35160	37980	40800	43620	46440
LOW INCOME	32850	37550	42250	46900	50700	54450	58200	61950
Santa Cruz County, AZ								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
60% LIMITS	24660	28140	31680	35160	37980	40800	43620	46440
LOW INCOME	32850	37550	42250	46900	50700	54450	58200	61950

U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 HOME, State HTF, NSP PROGRAM RENTS -----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Coconino County, AZ MSA								
	LOW HOME RENT LIMIT	796	853	1023	1181	1318	1455	1590
	HIGH HOME RENT LIMIT	1015	1089	1308	1503	1658	1810	1963
	For Information Only:							
	FAIR MARKET RENT	1227	1308	1615	1974	2387	2745	3103
	50% RENT LIMIT	796	853	1023	1181	1318	1455	1590
	65% RENT LIMIT	1015	1089	1308	1503	1658	1810	1963
Mohave County, AZ MSA								
	LOW HOME RENT LIMIT	575	616	740	854	953	1051	1149
	HIGH HOME RENT LIMIT	711	781	939	1077	1181	1285	1389
	For Information Only:							
	FAIR MARKET RENT	711	831	1058	1473	1651	1899	2146
	50% RENT LIMIT	575	616	740	854	953	1051	1149
	65% RENT LIMIT	728	781	939	1077	1181	1285	1389
Maricopa / Pinal Counties, AZ MSA								
	LOW HOME RENT LIMIT	818	876	1052	1215	1356	1496	1636
	HIGH HOME RENT LIMIT	1044	1119	1346	1546	1705	1862	2020
	For Information Only:							
	FAIR MARKET RENT	1344	1467	1740	2386	2716	3123	3531
	50% RENT LIMIT	818	876	1052	1215	1356	1496	1636
	65% RENT LIMIT	1044	1119	1346	1546	1705	1862	2020
Yavapai County, AZ MSA								
	LOW HOME RENT LIMIT	661	708	850	981	1095	1208	1321
	HIGH HOME RENT LIMIT	839	900	1082	1242	1365	1488	1611
	For Information Only:							
	FAIR MARKET RENT	857	1042	1281	1769	2045	2352	2659
	50% RENT LIMIT	661	708	850	981	1095	1208	1321
	65% RENT LIMIT	839	900	1082	1242	1365	1488	1611
Cochise County, AZ MSA								
	LOW HOME RENT LIMIT	598	641	768	888	991	1093	1195
	HIGH HOME RENT LIMIT	727	775	964	1121	1231	1340	1448
	For Information Only:							
	FAIR MARKET RENT	727	775	964	1370	1642	1888	2135
	50% RENT LIMIT	598	641	768	888	991	1093	1195
	65% RENT LIMIT	758	813	978	1121	1231	1340	1448
Pima County, AZ MSA								
	LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
	HIGH HOME RENT LIMIT	786	893	1167	1339	1474	1608	1742
	For Information Only:							
	FAIR MARKET RENT	786	893	1175	1670	1955	2248	2542
	50% RENT LIMIT	711	761	913	1055	1177	1299	1421
	65% RENT LIMIT	905	971	1167	1339	1474	1608	1742

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit. The rent limits listed above are what an owner can charge, not what an owner must charge to avoid noncompliance. Notifications sent to residents, for owner imposed rent increases, that are characterized as mandates from HUD or ADOH are prohibited. Rents must be approved by ADOH prior to implementation.

U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 HOME, State HTF, NSP PROGRAM RENTS -----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Yuma County, AZ MSA	LOW HOME RENT LIMIT	530	567	681	786	877	968	1058
	HIGH HOME RENT LIMIT	669	718	864	989	1084	1177	1271
	For Information Only:							
	FAIR MARKET RENT	810	815	1073	1514	1828	2102	2376
	50% RENT LIMIT	530	567	681	786	877	968	1058
	65% RENT LIMIT	669	718	864	989	1084	1177	1271
Apache County, AZ	LOW HOME RENT LIMIT	513	550	660	761	850	938	1025
	HIGH HOME RENT LIMIT	618	695	836	957	1048	1137	1228
	For Information Only:							
	FAIR MARKET RENT	618	703	925	1233	1284	1477	1669
	50% RENT LIMIT	513	550	660	761	850	938	1025
	65% RENT LIMIT	648	695	836	957	1048	1137	1228
Gila County, AZ	LOW HOME RENT LIMIT	557	597	717	828	923	1019	1114
	HIGH HOME RENT LIMIT	705	757	911	1043	1144	1243	1343
	For Information Only:							
	FAIR MARKET RENT	830	836	1100	1517	1522	1750	1979
	50% RENT LIMIT	557	597	717	828	923	1019	1114
	65% RENT LIMIT	705	757	911	1043	1144	1243	1343
Graham County, AZ	LOW HOME RENT LIMIT	612	656	787	910	1015	1120	1225
	HIGH HOME RENT LIMIT	776	833	1002	1148	1261	1373	1485
	For Information Only:							
	FAIR MARKET RENT	845	850	1026	1458	1748	2010	2272
	50% RENT LIMIT	612	656	787	910	1015	1120	1225
	65% RENT LIMIT	776	833	1002	1148	1261	1373	1485
Greenlee County, AZ	LOW HOME RENT LIMIT	639	712	855	986	1101	1215	1328
	HIGH HOME RENT LIMIT	639	846	955	1162	1288	1481	1621
	For Information Only:							
	FAIR MARKET RENT	639	846	955	1162	1288	1481	1674
	50% RENT LIMIT	665	712	855	986	1101	1215	1328
	65% RENT LIMIT	844	906	1089	1249	1374	1497	1621
La Paz County, AZ	LOW HOME RENT LIMIT	543	582	698	807	901	994	1086
	HIGH HOME RENT LIMIT	686	737	887	1015	1114	1210	1306
	For Information Only:							
	FAIR MARKET RENT	743	844	1111	1579	1605	1846	2087
	50% RENT LIMIT	543	582	698	807	901	994	1086
	65% RENT LIMIT	686	737	887	1015	1114	1210	1306

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit. The rent limits listed above are what an owner can charge, not what an owner must charge to avoid noncompliance. Notifications sent to residents, for owner imposed rent increases, that are characterized as mandates from HUD or ADOH are prohibited. Rents must be approved by ADOH prior to implementation.

U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 HOME, State HTF, NSP PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Navajo County, AZ							
LOW HOME RENT LIMIT	513	550	660	761	850	938	1025
HIGH HOME RENT LIMIT	648	695	836	957	1048	1137	1228
For Information Only:							
FAIR MARKET RENT	722	788	1037	1336	1393	1602	1811
50% RENT LIMIT	513	550	660	761	850	938	1025
65% RENT LIMIT	648	695	836	957	1048	1137	1228
Santa Cruz County, AZ							
LOW HOME RENT LIMIT	513	550	660	761	850	938	1025
HIGH HOME RENT LIMIT	605	688	836	957	1048	1137	1228
For Information Only:							
FAIR MARKET RENT	605	688	905	1240	1245	1432	1619
50% RENT LIMIT	513	550	660	761	850	938	1025
65% RENT LIMIT	648	695	836	957	1048	1137	1228

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit. The rent limits listed above are what an owner can charge, not what an owner must charge to avoid noncompliance. Notifications sent to residents, for owner imposed rent increases, that are characterized as mandates from HUD or ADOH are prohibited. Rents must be approved by ADOH prior to implementation.



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## Arizona Department of Housing 2023 Information Bulletin

**PROGRAMS:** National Housing Trust Fund (NHTF)  
**REGARDING:** National Housing Trust Fund (NHTF)

### INFORMATION BULLETIN No. 23-23

**ISSUED:** May 19, 2023

**RE:** National Housing Trust Fund (NHTF) Income & Rent Limits effective  
June 15, 2023

The 2023 income and rent limits for the National Housing Trust Fund (NHTF) are available for download on the Department's website at: <https://housing.az.gov/documents-links/forms/rent-limits>. The income and rent limits are effective June 15, 2023.

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

#### **Reminder: NHTF rents**

NHTF regulations require the Participating Jurisdiction (PJ) to approve rent increases for NHTF assisted units. ADOH is the PJ responsible for the NHTF funds. Any increase in rent for State HOME units must be provided to the Compliance Program Manager using the HOME Rent Increase Request Form **prior to being implemented**. These will be reviewed and or approved/denied on an individual basis. Download the [HOME Rent Increase Request](#) form.

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



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U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 NATIONAL HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Coconino County, AZ MSA								
HTF LIMITS	19100	21800	24860	30000	35140	40280	45420	50560
30% Limits	19100	21800	24550	27250	29450	31650	33800	36000
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Mohave County, AZ MSA								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	13800	15800	17750	19700	21300	22900	24450	26050
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Maricopa / Pinal Counties, AZ MSA								
HTF LIMITS	19650	22450	25250	30000	35140	40280	45420	50560
30% Limits	19650	22450	25250	28050	30300	32550	34800	37050
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Yavapai County, AZ MSA								
HTF LIMITS	15900	19720	24860	30000	35140	40280	45420	50560
30% Limits	15900	18150	20400	22650	24500	26300	28100	29900
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Cochise County, AZ MSA								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	14350	16400	18450	20500	22150	23800	25450	27100
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Pima County, AZ MSA								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Yuma County, AZ MSA								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	12750	14550	16350	18150	19650	21100	22550	24000
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Apache County, AZ								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	12350	14100	15850	17600	19050	20450	21850	23250
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Gila County, AZ								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	13400	15300	17200	19100	20650	22200	23700	25250
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 NATIONAL HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Graham County, AZ</b>								
HTF LIMITS	14700	19720	24860	30000	35140	40280	45420	50560
30% Limits	14700	16800	18900	21000	22700	24400	26050	27750
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
<b>Greenlee County, AZ</b>								
HTF LIMITS	15950	19720	24860	30000	35140	40280	45420	50560
30% Limits	15950	18200	20500	22750	24600	26400	28250	30050
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
<b>La Paz County, AZ</b>								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	13100	14950	16800	18650	20150	21650	23150	24650
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
<b>Navajo County, AZ</b>								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	12350	14100	15850	17600	19050	20450	21850	23250
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
<b>Santa Cruz County, AZ</b>								
HTF LIMITS	14580	19720	24860	30000	35140	40280	45420	50560
30% Limits	12350	14100	15850	17600	19050	20450	21850	23250
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560



U.S. DEPARTMENT OF HUD  
STATE:ARIZONA

----- 2023 NATIONAL HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Coconino County, AZ MSA							
HOUSING TRUST FUND RENT	477	511	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	477	511	613	708	791	872	953
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Mohave County, AZ MSA							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	345	370	443	512	572	631	689
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Maricopa / Pinal Counties, AZ MSA							
HOUSING TRUST FUND RENT	491	526	631	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	491	526	631	729	813	898	981
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Yavapai County, AZ MSA							
HOUSING TRUST FUND RENT	397	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	397	425	510	589	657	725	792
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Cochise County, AZ MSA							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	358	384	461	533	595	656	717
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Pima County, AZ MSA							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Yuma County, AZ MSA							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	318	341	408	472	527	581	635
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

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U.S. DEPARTMENT OF HUD  
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----- 2023 NATIONAL HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Apache County, AZ							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	308	330	396	458	511	563	616
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Gila County, AZ							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	335	358	430	496	555	611	668
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Graham County, AZ							
HOUSING TRUST FUND RENT	367	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	367	393	472	546	610	672	735
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Greenlee County, AZ							
HOUSING TRUST FUND RENT	398	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	398	426	512	591	660	728	796
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
La Paz County, AZ							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	327	350	420	485	541	597	652
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Navajo County, AZ							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	308	330	396	458	511	563	616
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Santa Cruz County, AZ							
HOUSING TRUST FUND RENT	364	428	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	308	330	396	458	511	563	616
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

The rent limits listed above are what an owner can charge, not what an owner must charge to avoid noncompliance. Notifications sent to residents, for owner imposed rent increases, that are characterized as mandates from HUD or ADOH are prohibited. Rents must be approved by ADOH prior to implementation.



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 24-23**

**ISSUED: June 1, 2023**

**RE: 2023 LIHTC and STC Awards Announced**

The Arizona Department of Housing ("the Department") is pleased to announce that it has reserved \$34,643,698 in federal tax credits for fifteen (15) projects comprised of 1,049 and \$1,875,000 in state tax credits for two (2) projects comprised of 120 units in the 2023 Low Income Housing Tax Credit round. Award lists may be downloaded from the following locations on the Department's website:

**[9% LIHTC Reservation List](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=123](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=123)

**[State Tax Credit Reservation List](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=820)**

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=820](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=820)

Projects will be built statewide, with seven (7) projects in rural counties and eight (8) projects in metro counties. These projects will create options for Arizonans to live in apartments ranging from efficiencies designed for single persons to 4-bedroom homes intended for larger families.

**2024 QAP Outreach**

The Arizona Department of Housing will begin 2024 QAP stakeholder outreach this summer, more information to come!



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## The Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 25-23**

**ISSUED: June 2, 2023**

**RE: 2023-2024 State Housing Fund NOFA**

The Arizona Department of Housing (ADOH) is pleased to announce the 2023–2024 State Housing Fund Notice of Funding Availability (NOFA). This NOFA includes eligibility for non-LIHTC projects, new 4% LIHTC projects, 9% LIHTC applicants in rural areas, and 9% to 4% LIHTC projects. Applicants may be eligible for up to \$4,000,000 in gap financing, depending on project eligibility. A total of \$10.4 million dollars will be made available through the following resources: National Housing Trust Funds, HOME Investment Partnerships Program and State Housing Trust Funds (returned from 2022 NOFA).

NOFA can be viewed using the following link:

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

### **State Housing Trust Funds \$150 Million**

Please note, the \$150 Million SHTF is not included in the above referenced NOFA. ADOH will conduct stakeholder outreach, with additional information released in late August/September 2023.

For questions related to this NOFA, please contact:

*Sheree Bouchee*

*Rental Programs Administrator*

[sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov); or 602-771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 26-23**

**ISSUED: June 8, 2023**

**RE: Updated NOFA Funding Tracker**

Arizona Department of Housing's Gap Financing Notice of Funding Availability (NOFA) is currently oversubscribed (with the exception of \$1,019,782 in HOME CHDO funds), the NOFA tracker has been updated. To view the updated tracker please use the following link:

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

### **State Housing Trust Funds \$150 Million**

Please note, the \$150 Million SHTF is not included in the above-referenced NOFA. The Arizona Department of Housing will conduct stakeholder outreach, with the first round of NOFA's released in late summer or early fall of 2023.

Thank you!



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 27-23**

**ISSUED: June 12, 2023**

**RE: Reminder – 4% Rural and Metro STC Application Round  
Due Date: July 18, 2023**

Per the 2022-2023 Qualified Allocation Plan (QAP) the Arizona Department of Housing (ADOH) will be holding the State Tax Credit (STC) Application Round. Applications will be accepted from 4% LIHTC projects within Rural and Metro counties. Up to \$125,000 dollars in remaining STCs will be available. Applications are due by **July 18, 2023**.

Please reference the [2022-2023 QAP](#) for further information related to 4% LIHTC and STC application requirements.

**INFORMATION:** Sheree Bouchee, Rental Programs Administrator, (602) 771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 28-23**

**ISSUED: June 23, 2023**

**RE: Updated 2022-2023 Post Award Manual**

The Arizona Department of Housing (ADOH) has updated the [2022-2023 Post Award Manual](#) to include the 10% test requirements. In addition, ADOH has added the template [10% Test Forms – Exhibit 1 and Exhibit 2](#) to the ADOH website at the link below:

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



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: State Housing Trust Fund

REGARDING FUNDING SOURCES: State Housing Trust Fund FY 2024

INFORMATION BULLETIN No. 29-23

ISSUED: June 23, 2023

RE: FY 2024 State Housing Trust Fund Proposals for Potential Projects

The Arizona Department of Housing (ADOH) is soliciting feedback from stakeholders on how to program future funding opportunities for the Fiscal Year 2024 (FY 2024) State Housing Trust Fund.

**This is not an official Notice of Funding Availability (NOFA), nor are we currently accepting any applications for funding at this time. This is an opportunity for ADOH to gain insight into how FY 2024 could be programmed to fund potential projects.**

Since this will be one-time funding, stakeholders should describe a plan for future sustainability, and must also provide a clear project narrative, and budget that includes 1) a project timeline, and 2) outcome measurement(s).

Potential project proposal narratives should not exceed three (3) pages in length and must be uploaded on the ADOH website FY24 State HTF Proposals Portal, which will be available from **July 1, 2023 through July 31, 2023**. The FY24 State HTF Proposals Portal may be accessed by clicking on the link provided below.

<https://housing.az.gov/portals/document-upload-portals>

Please be advised, the ADOH intends to post a State Housing Trust Fund NOFA at a later date this year, and any future details concerning this matter will be communicated at the ADOH discretion.

For questions related to the information obtained within this bulletin, please reach out to Ruby Dhillon-Williams, Deputy Director at: [ruby.dhillon@azhousing.gov](mailto:ruby.dhillon@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Compliance**

**REGARDING FUNDING SOURCES: HOME, State and National Housing Trust Fund (HTF), and Neighborhood Stabilization Programs (NSP) Compliance**

**INFORMATION BULLETIN No. 30-23**

**ISSUED: July 10, 2023**

**RE: Annual Report and Reminders**

The Arizona Department of Housing (ADOH) would like to take this time to remind you of some key deadlines that are soon approaching. We would like to issue some very important reminders regarding these particular programs.

### **Annual Reports – Due August 1st**

ADOH no longer requires that the Annual Report be submitted as a hard copy. ADOH strongly encourages signing and submitting the Annual Report electronically via the link below:

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

The State Housing Fund Annual Report can be found at the link below:

[https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid\\_2=All](https://housing.az.gov/documents-links/forms/rental-compliance-monitoring?tid_2=All)

[https://housing.az.gov/sites/default/files/documents/files/HOME-HTF-NSP\\_YE2022\\_Annual\\_Compliance\\_Report.pdf](https://housing.az.gov/sites/default/files/documents/files/HOME-HTF-NSP_YE2022_Annual_Compliance_Report.pdf)

### **Rent increases**

Program regulations require the owner/agent submit a request to increase rents ***prior to*** increasing rents for State Housing Fund units. This include HOME, State and Federal Housing Trust Fund and NSP units. The form can be located and the link below and should be submitted to the Compliance Administrator for timely processing.

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

### **HOTMA**

HUD is changing our requirements in a big way. These changes require that we update a good number of our policies, procedures, and forms. Most changes will take effect on January 1, 2024. This means that if you have an Annual Recertification effective January 1, 2024 (or after), some items such as Income, Verification, Assets, and Deductions, will change from years past.

**General Reminder**

Please be reminded that owners must ensure their communities are meeting all applicable inspection protocols for ADOH funded projects. Owners/Agents should be accepting, processing and completing all resident submitted work orders. These should be done in a timely and safe manner. Failure to complete these will result in non-compliance status with ADOH.

If you have any questions please contact Corinna Waddell, Compliance Annual Review Officer, 602-771-1068 or via email at [corinna.waddell@azhousing.gov](mailto:corinna.waddell@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

### REGARDING PROGRAMS: Request for Applicants

#### INFORMATION BULLETIN No. 31-23

ISSUED: July 12, 2023

RE: SPARKBOX Request for Applicants

The Arizona Department of Housing (ADOH) is currently seeking applications from Arizona non-profit 501(c)(3) organizations interested in receiving one (1), or more of three (3) Steel + Spark SPARKBOX Accessory Dwelling Units (ADU). The SPARKBOX unit does not need utility connection, and comes fully constructed, which offers flexible living spaces that can be transported and dropped-off at any approved location. SPARKBOX units must be used to house **unsheltered** persons.

**Priority will be given to Arizona non-profits who demonstrate the capacity to accommodate all three (3) SPARKBOX units.**

To be considered, all applications must be submitted by **Monday, July 24, 2023, by 5:00 P.M. MST** to the [ADOH RFP Portal](#). **Applications submitted by any other means will be denied.**

The SPARKBOX Request for Applicants may be viewed in its entirety on the ADOH Procurement website at <https://housing.az.gov/about/procurement>.

For questions related to the information obtained within this bulletin, please reach out to Keon Montgomery, Assistant Deputy Director, at 602-771-1209 or [keon.montgomery@azhousing.gov](mailto:keon.montgomery@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

### REGARDING PROGRAMS: Request for Working Groups

#### INFORMATION BULLETIN No. 32-23

ISSUED: July 13, 2023

RE: Governor's Interagency & Community Council on Homelessness & Housing (GICCHH) Working Group Submittal Form - External Participants

The Arizona Department of Housing (ADOH) is releasing a signup form for the GICCHH Working Groups. See below for more information and a link for signup.

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**Working Group Signup** - the Council will be supported by four (4) Working Groups, described below:

- *Data & Accountability* - The purpose of this Working Group is to advise on how the Council measures and tracks progress toward its outcomes and key wins. Drawing on quantitative and qualitative sources, members of this Working Group will be charged with developing a shared set of indicators and identifying gaps in the information collected. This Working Group will aid in answering questions like: "How is Arizona doing on key measures of housing affordability and availability? "Which populations are facing these pressures the most?" "How can we drive the housing supply and shelter capacity to fill these gaps?"
- *Outreach* - The purpose of this Working Group is to advise on how the Council can be the most responsive to Arizonans facing challenges with housing insecurity. Members of this Working Group will be charged with overseeing the Council's public engagement efforts, as well as ensuring that the Council's policy recommendations reflect the diversity of perspectives and lived expertise of all of Arizona's communities. This Working Group will aid in answering questions like: "Whose perspective must inform the Council's work? How can we make sure these voices are heard in all aspects of the Council's proceedings and work products?"
- *Leading & Innovative Practices* - The purpose of this Working Group is to advise on what practices and approaches the Council should prioritize in the areas of 1) Preventing Housing Insecurity, 2) Addressing Homelessness, and 3) Maximizing Affordability of Housing. Members of this working group will be charged with uplifting both evidence-based and promising solutions. This Working Group will aid in answering questions like: "How can Arizona most effectively and equitably address issues of housing insecurity and homelessness? What does the evidence say and what new approaches might be needed?"

- *Public, Private, & Nonprofit Finance* - The purpose of this Working Group is to advise on how the Council can encourage adequate, sustainable, and timely financing of the solutions identified in the areas of 1) Preventing Housing Insecurity, 2) Addressing Homelessness, and 3) Maximizing Affordability of Housing. Members of this Working Group will be charged with identifying how Arizona can “gather, blend, and braid” resources to ensure an adequate, timely, and equitable response to housing challenges. This Working Group will aid in answering questions like: “How can Arizona most quickly implement the Council’s recommendations? What resources are needed, and what creative methods can be used to deploy them efficiently?”

To sign up for your Working Group(s), please complete this [FORM](#). After you submit your selections, our team will be in touch with details on the first meetings of the Working Groups.

For questions related to the information obtained within this bulletin, please reach out to Sheree Bouchee, at 602-771-1031 or [sheree.bouchee@azhousing.gov](mailto:sheree.bouchee@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS:** Rental Programs, Community Revitalization, and Special Needs Divisions

**REGARDING FUNDING SOURCES:** HOME, CDBG, HSSF, State and National Housing Trust Fund (HTF), and LIHTC

### **INFORMATION BULLETIN No. 33-23**

**ISSUED:** July 18, 2023

**RE:** Stakeholder Feedback (LIHTC QAP, FY24 Housing Trust Funds, and Arizona Consolidated Plan)

The Arizona Department of Housing (ADOH) will hold a stakeholder feedback session during the 2023 Arizona Housing Forum, on **Friday, August 25, 2023 from 1:30 pm to 3:00 pm** at the location listed below.

JW Marriot Tucson Starr Pass Resort & Spa  
3800 W. Starr Pass Boulevard  
Tucson, AZ 85745

The session will be used to discuss the administration and implementation for each of the following items: 1) the Five-Year State of Arizona Consolidated Plan, 2) the 2024-2025 Low Income Housing Tax Credit Qualified Allocation Plan, and 3) State Housing Trust Fund FY24 proposals for potential projects.

For more detailed information please visit: <https://housing.az.gov/documents-links/publications> and <https://housing.az.gov/about/consolidated-planning-process>.

Event details on the 2023 Arizona Housing Forum may be viewed by clicking on the link provided here: <https://housing.az.gov/training-events/2023-AZ-housing-forum>.

For questions related to the information obtained within this bulletin, please reach out to Ruby Dhillon-Williams, Deputy Director at: [ruby.dhillon@azhousing.gov](mailto:ruby.dhillon@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 34-23**

**ISSUED: July 21, 2023**

**RE: 2024-2025 QAP – Stakeholder Feedback Survey**

The Arizona Department of Housing (“ADOH”) will be kicking off the 2024-2025 QAP stakeholder feedback process with a survey! Below please find a link to the survey:

[2024-2025 QAP Stakeholder Feedback Survey](#)

The survey will not be the only opportunity to provide input, once the draft QAP is released additional feedback will be solicited from our stakeholder community.



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## Arizona Department of Housing 2023 Information Bulletin

### REGARDING PROGRAMS: Rental Development

#### **INFORMATION BULLETIN No. 35-23**

**ISSUED: July 26, 2023**

**RE: Announcing New Rental Development Staff**

On July 24, 2023, the Arizona Department of Housing (ADOH) welcomed two new staff members to the Rental Development Division. We would like to introduce Melanie Brewer, Rental Development Programs Administrator, and Carson Folk, Rental Development Programs Manager.

Melanie comes to ADOH with rental development experience from the public and private sectors and most recently worked on the development side of Mercy Housing Mountain Plains. Carson joins ADOH with real estate experience from the public and private sector and most recently worked administering ARPA funding for the Maricopa County Human Services Department.

For questions pertaining to Arizona's LIHTC program or other rental development funding, please contact Melanie Brewer via email at [melanie.brewer@azhousing.gov](mailto:melanie.brewer@azhousing.gov).

For questions pertaining to a rental development that was awarded development financing from ADOH, please contact Carson Folk via email at [carson.folk@azhousing.gov](mailto:carson.folk@azhousing.gov) and copy Melanie Brewer.



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: State Housing Trust Fund FY 2024

INFORMATION BULLETIN No. 36-23

ISSUED: July 26, 2023

RE: FY 2024 State Housing Trust Fund Proposals for Potential Projects  
Extended Deadline

On Friday, June 23, 2023, the Arizona Department of Housing (ADOH) issued Information Bulletin ([IB 29-23](#)) to solicit feedback from stakeholders on how to program future funding opportunities for the Fiscal Year 2024 (FY 2024) State Housing Trust Fund.

The original deadline to submit potential project proposals has been extended from July 31, 2023 to **Thursday, August 31, 2023, by 5:00 P.M. MST.**

All proposals must be uploaded on the ADOH website FY24 State HTF Proposals Portal, which may be accessed by clicking on the link provided below.

[FY24 State HTF Proposals Portal](#)

**As a reminder, this is not an official Notice of Funding Availability (NOFA), nor are we currently accepting any applications for funding at this time. This is an opportunity for ADOH to gain insight into how FY 2024 could be programmed to fund potential projects.**

For questions related to the information obtained within this bulletin, please reach out to Ruby Dhillon-Williams, Deputy Director at: [ruby.dhillon@azhousing.gov](mailto:ruby.dhillon@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 37-23**

**ISSUED: July 31, 2023**

**RE: 2024 – 2025 QAP – Stakeholder Feedback Survey Deadline**

The Arizona Department of Housing (“ADOH”) kicked off the 2024-2025 QAP stakeholder feedback process with a survey on July 21<sup>st</sup>. Below please find a link to the survey:

[2024-2025 QAP Stakeholder Feedback Survey](#)

We will be accepting survey submissions until **Wednesday, August 2<sup>nd</sup>**. The survey will not be the only opportunity to provide input; once the draft QAP is released additional feedback will be solicited from our stakeholder community.



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS:** Arizona Department of Housing

**REGARDING FUNDING SOURCES:** State Housing Trust Fund and Homeless Shelter Services Fund

### **INFORMATION BULLETIN No. 38-23**

**ISSUED:** August 7, 2023

**RE:** Feedback Session State Housing Trust Fund and Homeless Shelter Services Funds

The Arizona Department of Housing will be hosting a virtual informational feedback session on the historic-level of state investments recently passed by the Arizona Legislature and signed by Governor Hobbs towards addressing affordable housing and homelessness. This session will be held on **Monday, August 14th at 2:00 pm.**

We are seeking stakeholder input from our community stakeholders, including our state's nonprofits and philanthropic partners working to address housing insecurity. Please help us get the word out about this virtual informational feedback session and share this broadly.

Please register by visiting this link:

[https://us02web.zoom.us/meeting/register/tZModO6rrzotGNdNSQ\\_kA69KQ99TNns7-cs8](https://us02web.zoom.us/meeting/register/tZModO6rrzotGNdNSQ_kA69KQ99TNns7-cs8)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 39-23**

**ISSUED:** August 7, 2023

**RE:** FY 2023 HUD Continuum of Care Notice of Funding Opportunity  
Arizona Balance of State Continuum of Care

Through the US Department of Housing and Urban Development (HUD) 2023 Continuum of Care Program Competition, the Arizona Department of Housing (ADOH) as the United Funding Agency for the Arizona Balance of State Continuum of Care (AZBOSCOC) expects to conditionally allocate up to an estimated \$5.7 million through the Continuum of Care process. This amount includes an estimated \$5 million in potential renewal existing grants, approximately \$353,964 for new/bonus project(s), and approximately \$432,607 for bonus projects that are dedicated to serve survivors of domestic violence. Final award amounts will be based upon HUD funding availability as well as AZBOSCOC performance in the HUD Continuum of Care (CoC) competitive national funding process. Projects must serve individuals and families experiencing homelessness in the AZBOSCOC geographic area that includes the 13 counties of Apache, Cochise, Coconino, Gila, Graham, Greenlee, La Paz, Mohave, Navajo, Pinal, Santa Cruz, Yavapai, and Yuma.

**Eligible Applicants:** Eligible renewal applicants are those current AZBOSCOC funded programs with grant expiration dates in calendar year 2024. Eligible applicants for new/bonus project funding including the DV bonus funding include non-profits, recognized Tribal Nations, and instrumentalities of state or local government regardless of prior CoC funding.

**CoC and DV Bonus project applications are due August 24, 2023, by 5:00pm and must be submitted through ADOH Special Needs Portal.**

<https://housing.az.gov/portals/document-upload-portals/special-needs-portal>

A pre-proposal webinar will take place on August 11 from 10:00 am to 11:30 am. The purpose of the webinar is to provide an overview of the AZBOSCOC bonus project application process. Use the link that follows to join the webinar. Registration is required at the time of the webinar.

[https://us02web.zoom.us/meeting/register/tZctf-uhqzgJE91DDKe3xI-QgUMLzVF\\_zp\\_O](https://us02web.zoom.us/meeting/register/tZctf-uhqzgJE91DDKe3xI-QgUMLzVF_zp_O)

The bonus project application template, instructions, scoring matrix (for bonus and renewal projects) and other documents related to the 2023 AZBOSCOC Regular NOFO process is available on the ADOH Special Needs Continuum webpage at

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

It is the responsibility of sub-recipients and potential applicants for bonus projects to familiarize themselves with these and all HUD documents and to check frequently for updates. All future notices regarding scoring tools, ranking, updates, timelines, instructions, links to HUD documents or other application related materials will be noticed through additional ADOH Information Bulletins. If you have immediate questions, please contact:

David Bridge  
Special Needs Administrator  
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
[David.bridge@azhousing.gov](mailto:David.bridge@azhousing.gov)  
(602) 309-6542



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 40-23**

**ISSUED: August 7, 2023**

**RE: FY 2023 HUD Continuum of Care Notice of Funding Opportunity  
Arizona Balance of State Continuum of Care - Timeline**

Note: The Arizona Department of Housing as United Funding Agency and Collaborative Applicants for the Arizona Balance of State Continuum of Care, through this bulletin, as required, posts HUD 2023 NOFO timeline key processes.

Item	Release Date (if applicable)	Due Date
AZBOSCOC Bonus Application Released	8/7/2023	8//24/2023
AZBOSCOC Scoring Matrix for Bonus and Renewal Projects posted at <a href="https://housing.az.gov/documents-links/forms/special-needs-continuum">https://housing.az.gov/documents-links/forms/special-needs-continuum</a>	8/7/2023	
AZBOSCOC Bonus Application Webinar-10:00am to 11:30am <a href="https://us02web.zoom.us/meeting/register/tZctf-uhqzgjE91DDKe3xI-QgUMLzVF_zp_Q">https://us02web.zoom.us/meeting/register/tZctf-uhqzgjE91DDKe3xI-QgUMLzVF_zp_Q</a>		8/11/2023
Request for Information update (to inform collaborative application narrative) sent (via EMAIL) to Local Continuum/Coalitions to End Homelessness (LCEH) Leads.	8/14/2023	8/29/2023
Request for Information update (to inform collaborative application narrative) sent (via EMAIL) to Sub-Recipients.	8/14/2023	8/29/2023
ADOH ensures all project applications have been submitted to the AZBOSCOC at least 30 days prior to Collaborative Application due date.		8/28/2023
Bonus Project Review and Ranking Workgroup completes review		8/29/2023-9/6/2023
Governance Advisory Board Meets to finalize ranking		9/7/2023
Formal Notification about final ranking and scoring of renewal and bonus applications including listing of those accepted to be a part of the collaborative application. (Must take place outside of ESNAPS at least 15 days prior to Collaborative Application due date to HUD).		9/13/2023
AZBOSCOC Collaborative Application Posted on ADOH Website at least two days prior to submission in ESNAPS.	9/25/2023	
ADOH submits AZBOSCOC Collaborative Application on or before the due date.		9/28/2023

The ADOH Special Needs Continuum webpage at <https://housing.az.gov/documents-links/forms/special-needs-continuum> will be updated regularly with documents pertaining to the AZBOSCOC HUD 2023 NOFO process. It is the responsibility of sub-recipients and potential applicants for bonus projects to familiarize themselves with these and all HUD documents and to check frequently for updates.

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

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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 41-23**

**ISSUED: August 22, 2023**

**RE: 2024 – 2025 QAP – First Draft Release**

The Arizona Department of Housing (“ADOH”) has posted its first draft of the 2024 - 2025 Qualified Allocation Plan (“QAP”) on its website at the following link:

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

ADOH will accept written comments on the first draft of the 2024 - 2025 QAP until **Friday, September 8, 2023, at 5:00 p.m.** via letter or e-mail to either of the following addresses below. This will not be the only opportunity to provide input. As QAP drafts are released additional feedback will be solicited from our stakeholder community.

<p><b><u>By Mail:</u></b> Melanie Brewer Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><b><u>By E-Mail:</u></b>  <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a></p>
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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 42-23**

**ISSUED: August 29, 2023**

**RE: Notice of Changes/Updates to the Qualified Contract List**

ADOH is providing notice that the following LIHTC owner(s) have completed the one (1) year marketing period and have been removed from the Qualified Contract List:

1. Sonora Vista Apartments, L.P.
2. Villas by Mary T. of Arizona, L.P.

The [Qualified Contract List](#) can be accessed from the Department's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, comments or would like information about a property, please contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov) or send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 43-23**

**ISSUED: August 29, 2023**

**RE: FY 2023 HUD Notice of Funding Opportunity Updated Timeline**

Note: The Arizona Department of Housing (ADOH) as United Funding Agency and Collaborative Applicants for the Arizona Balance of State Continuum of Care, through this bulletin, as required, posts HUD 2023 NOFO timeline key processes. **This is an updated timeline as of August 28, 2023.**

Item	Release Date (if applicable)	Due Date
AZBOSCOC Bonus Application Released	8/7/2023	8//24/2023
AZBOSCOC Scoring Matrix for Bonus and Renewal Projects posted at <a href="https://housing.az.gov/documents-links/forms/special-needs-continuum">https://housing.az.gov/documents-links/forms/special-needs-continuum</a>	8/7/2023	
AZBOSCOC Bonus Application Webinar-10:00am to 11:30am <a href="https://us02web.zoom.us/meeting/register/tZctf-uhqzgJE91DDKe3xI-QgUMLzVF_zp_Q">https://us02web.zoom.us/meeting/register/tZctf-uhqzgJE91DDKe3xI-QgUMLzVF_zp_Q</a>		8/11/2023
Request for Information update (to inform collaborative application narrative) sent (via EMAIL) to Local Continuum/Coalitions to End Homelessness (LCEH) Leads and Subrecipients.	8/16/2023	8/29/2023
ADOH ensures all project applications have been submitted to the AZBOSCOC at least 30 days prior to the Collaborative Application due date. Bonus Applications submitted 8.24.23. Renewal Applications submitted through ESNAPS 8.24.23		8/28/2023
Bonus Project Review and Ranking Workgroup completes review		8/29/2023-9/6/2023
Governance Advisory Board Meets to finalize ranking		9/7/2023
Formal Notification through ADOH Bulletin about final ranking and scoring of renewal and bonus applications including listing of those accepted to be a part of the collaborative application. (Must take place outside of ESNAPS at least 15 days prior to Collaborative Application due date to HUD).		9/13/2023
AZBOSCOC Collaborative Application Posted on the ADOH Website at least two days prior to submission in ESNAPS. Notice of posting completed through ADOH Bulletin		9/25/2023
ADOH submits AZBOSCOC Collaborative Application on or before the due date.		9/28/2023

The ADOH Special Needs Continuum [webpage](#) will be updated regularly with documents pertaining to the AZBOSCOC HUD 2023 NOFO process. It is the responsibility of sub-recipients and potential applicants for bonus projects to familiarize themselves with these and all HUD documents and to check frequently for updates.

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

David Bridge  
Special Needs Administrator  
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
david.bridge@azhousing.gov  
(602) 309-6542



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 44-23**

**ISSUED: September 8, 2023**

**RE: FY 2023 HUD Continuum of Care Notice of Funding Opportunity  
Arizona Balance of State Continuum of Care**

In alignment with the 2023 HUD NOFO Continuum of Care Application requirements, this bulletin provides notification about the ranking and scoring of the renewal and bonus projects that will be submitted as part of the 2023 Arizona Balance of State Continuum of Care (AZBOSCOC) Collaborative Application. This bulletin is in alignment with the HUD NOFO requirements to post all projects, all project rankings, all project scores, and funding amounts 15 days prior to the submission deadline of September 28, 2023.

The project ranking included below was approved by the AZBOSCOC Governance Advisory Board on September 7, 2023, as part of their approval for the Arizona Department of Housing to submit the AZBOSCOC Collaborative Application in response to the 2023 HUD CoC NOFO.

All renewal projects were accepted for inclusion in the AZBOSCOC Collaborative Application. In addition, the two bonus applications, which were submitted in response to the AZBOSCOC request for applications posted in August 2023, were also accepted for inclusion in the AZBOSCOC Collaborative Application. No renewal or bonus projects were rejected or reduced. The AZBOSCOC received no Domestic Violence (DV) specific bonus applications in response to the AZBOSCOC request for application.

The 2023 AZBOSCOC Collaborative Application will be submitted by the Arizona Department of Housing as the AZBOSCOC United Funding Agency and Collaborative Applicant in compliance with the HUD—September 28, 2023, submission deadline. The full AZBOSCOC Collaborative Application will be posted at least two days prior to the submission deadline. When posted the application can be found here: [https://housing.az.gov/documents-links/forms/special-needs-continuum?tid\\_2=826](https://housing.az.gov/documents-links/forms/special-needs-continuum?tid_2=826)

### **2023 AZBOSCOC Final Scoring and Ranking of Projects and Applications.**

Agency	Project Type	Project Name	Total Score-- 100	Rank	Renewal or Bonus Accepted or Rejected-	Requested Funding Amount
		Tier 1-93% of ARD				
CCCS	RRH	Catholic Charities Skypointe Consolidated	100	1	R-Accepted	\$155,294

ADOH	HMIS	HMIS	100	2	R-Accepted	\$213,140
Mohave	PSH	Samaritan Bridging Mohave County Permanent Housing (Bridging Northern Arizona)	97	3	R-Accepted	\$247,025
ACHIEVE	PSH	Permanent Housing Yuma Consolidated	96	4	R-Accepted	\$846,250
KAAP	RRH	KAAP DV Bonus RRH	95	5	R-Accepted	\$216,345
Mohave	PSH	Mohave County PSH 2011 Fresh Start	95	6	R-Accepted	\$200,517
US Vets	RRH	Arizona Veterans in Progress TH-PH/RRH	95	7	R-Accepted	\$376,275
CBI	PSH	CBI Gila County PSH	94	8	R-Accepted	\$110,122
CCCS	PSH	Sycamore Canyon Consolidated	94	9	R-Accepted	\$409,746
CCCS	PSH	Northern Sky Consolidated	92	10	R-Accepted	\$547,402
CPSA	PSH	Casas Primaras	87	11	R-Accepted	\$190,938
OCCAC	PSH	Little Colorado Housing Program	86	12	R-Accepted	\$94,317
OCCAC	PSH	New Start Housing Project PSH	86	13	R-Accepted	\$237,508
US Vets	PSH	Victory Place Consolidated	85	14	R-Accepted	\$182,451
A New Leaf	RRH	A New Leaf DV RRH Pinal--	76	15	R-Accepted	\$230,001
CPSA	PSH	SPC Rural	79	16	R-Accepted	\$460,457
<b>Tier 2-7% of ARD</b>						
Note: \$15,123 from SPC Rural included in Tier 2						
CBI	RRH	Cochise County RRH	87	17	R-Accepted	\$257,079
CAHRA	RRH	New Beginnings RRH	79	18	Bonus-Accepted	\$176,982
CCCS	PSH	Desert Elm	93	19	Bonus-Accepted	\$176,982
OCCAC	PSH	Good Shepherd Support Housing	92	20	R-Accepted	\$53,140
ADOH	SSO-CE	CE Hotline	NA	21	R-Accepted	\$28,622
					ARD	\$5,056,629
					ARD+Bonus	\$5,410,593
In addition, the collaborative application included these two application in support of AZBOSCOC						
ADOH	UFA	United Funding Agency	NA	NA	Accepted	\$151,699
ADOH	Planning	AZBOSCOC Planning	NA	NA	Accepted	\$252,831

If you have immediate questions, please contact:

David Bridge  
Special Needs Administrator  
1110 W. Washington St., Suite 280, Phoenix, Arizona 85007  
[David.bridge@azhousing.gov](mailto:David.bridge@azhousing.gov)  
(602) 309-6542



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

### **INFORMATION BULLETIN No. 45-23**

**ISSUED: September 8, 2023**

**RE: Draft Consolidated Annual Performance and Evaluation Report**

The Arizona Department of Housing (ADOH) has prepared a draft of its Federal FY 2022 Consolidated Annual Performance Evaluation Report (CAPER), which covers the period of July 1, 2022 to June 30, 2023. The CAPER discusses the progress the State has made in meeting its goals for the following federal programs of the U.S. Department of Housing and Urban Development (HUD), which are administered by the State: Community Development Block Grant (CDBG); HOME Investment Partnership Program; Housing Opportunities for Persons With AIDS (HOPWA); Emergency Solutions Grant (ESG); and National Housing Trust Fund (HTF), as well as other state and federal programs relating to housing development. The ESG funds are administered by the Arizona Department of Economic Security. ADOH is also making available for public review, the CDBG Performance Evaluation Report (PER). This report is part of the CAPER but contained in a separate document.

A draft of the CAPER and PER reports will be available September 11, 2023 on ADOH's website (<https://housing.az.gov/documents-links/publications>) or by contacting the person listed below.

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

ADOH is accepting public comment on the CAPER and PER. Comments must be made in writing to the address or email listed above and must be received by ADOH no later than 5:00 p.m., September 25, 2022.

NOTE: It is the policy of ADOH to comply in all respects with the non-discrimination requirements of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973. Individuals who require the reports to be provided in an alternative format may contact Melissa Swain at [melissa.swain@azhousing.gov](mailto:melissa.swain@azhousing.gov) to make their needs known. Requests should be made as soon as possible to allow sufficient time to arrange the accommodation.

*Si necesita ayuda en español para entender este documento, puede solicitarla sin costo adicional, manda un email a [caper@azhousing.gov](mailto:caper@azhousing.gov).*



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

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

**INFORMATION BULLETIN No. 46-23 CORRECTED**

**ISSUED: September 15, 2023**

**RE: Notice of Changes/Updates to the Qualified Contract List**

The Arizona Department of Housing (ADOH) is providing notice that the following LIHTC owner has applied for a Qualified Contract and is being added to the Qualified Contract List:

1. The Crossings at Apache Junction, L.P.

The [Qualified Contract List](#) can be accessed from the ADOH's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, comments or would like information about a property, please contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov) or send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 47-23**

**ISSUED: September 20, 2023**

**RE: 2024 – 2025 QAP Tribal Stakeholder Feedback Session**

The Arizona Department of Housing will be hosting our virtual **2024-2025 QAP Tribal Stakeholder Feedback Session** on **Wednesday, September 27th** from **11:00 AM – 12:00 PM**.

**Please use the following link to register for this event:**

<https://us02web.zoom.us/meeting/register/tZwrf-yqqDgoGdOqQuwXMnPudlu7WxbF9Z>

**INFORMATION:** Melanie Brewer, Rental Programs Administrator, (602) 771-1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: AZ Balance of State Continuum of Care**

**REGARDING FUNDING SOURCES: HUD McKinney-Vento Continuum of Care**

**INFORMATION BULLETIN No. 48-23**

**ISSUED: September 25, 2023**

**RE: Posting of AZBOSCOC Collaborative Application**

The Arizona Department of Housing (ADOH) as a Collaborative Applicant and United Funding Agency for the Arizona Balance of State Continuum of Care (AZBOSCOC) announces the posting of the collaborative application.

As required by the U.S. Department of Housing and Urban Development in the 2023 Continuum of Care NOFO Competition-- FR-6700-N-25, the collaborative application is posted and includes:

- The Collaborative Application Narrative
- The Collaborative Application Attachments
- The Priority Listing which includes the ranking of the renewal and bonus application. In addition, it includes the listing of the UFA application and Planning application.

The documents are posted on the ADOH website: <https://housing.az.gov/documents-links/forms/special-needs-continuum>

As was indicated in the ADOH Information Bulletin dated September 8, 2023--All renewal projects and bonus applications were accepted. No projects or applications were rejected or reallocated.

This public posting is in compliance with the requirement that The AZBOSCOC Collaborative Application be posted at least two days before the submittal deadline of September 28, 2023. The Governance Advisory Board approved, on September 7, 2023, the Arizona Department of Housing, in its role as United Funding Agency and Applicant for the AZ Balance of State Continuum of Care, to submit the application in response to the 2023 HUD CoC NOFO FR-6700-N-25.

If you have immediate questions, please contact:

David Bridge

Special Needs Programs Administrator

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

David.bridge@azhousing.gov

602.309-6542



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 49-23**

**ISSUED: October 2, 2023**

**RE: 2024 – 2025 QAP – Second Draft Release**

The Arizona Department of Housing (ADOH) has posted its second draft of the 2024 – 2025 Qualified Allocation Plan (QAP) on ADOH's website:

[https://housing.az.gov/documents-links/publications?tid\\_2=646](https://housing.az.gov/documents-links/publications?tid_2=646)

ADOH will accept written comments on the second draft of the 2024 – 2025 QAP until **Friday, October 13, 2023, at 5:00 p.m.** via letter or e-mail to either of the addresses below.

ADOH will host a virtual 2<sup>nd</sup> draft QAP feedback session for stakeholders on **Thursday, October 5<sup>th</sup> from 10:00 a.m. – 11:00 p.m.**

Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZlpdOCrrzkjG9C6ifGTUIv3wmhvooSdH-tU#/registration>

<p><b><u>By Mail:</u></b> Melanie Brewer Rental Programs Administrator Arizona Department of Housing 1110 W. Washington Street, Ste. 280, Phoenix, AZ 85007</p>	<p><b><u>By E-Mail:</u></b>  <a href="mailto:rental-qap@azhousing.gov">rental-qap@azhousing.gov</a></p>
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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF)**

**INFORMATION BULLETIN No. 50-23**

**ISSUED: October 31, 2023**

**RE: FY2024 State Housing Trust Fund NOFA**

The Arizona Department of Housing (ADOH) is pleased to announce a FY2024 State Housing Trust Fund Notice of Funding Availability (NOFA). Projects not awarded in the 2023 LIHTC round that are converting from 9% to 4% LIHTC projects and Projects financed with 4% Low Income Housing Tax Credits ("LIHTC") will be eligible for gap financing from the State Housing Trust Fund. The available resources under this NOFA include \$35 million dollars in State Housing Trust Funds (SHTF).

The [FY2024 SHTF NOFA](https://housing.az.gov/documents-links/open-funding-opportunities) can be accessed from ADOH's website using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

### Application Deadline and Eligible Award Amount

Project Type	Application Deadline	Amount of Gap the Project is Eligible For
4% LIHTC Projects previously submitted in the 2023 9% LIHTC round	November 28, 2023	Up to \$5,000,000
4% Projects without prior ADOH gap financing	December 12, 2023	Up to \$4,000,000
4% LIHTC Projects seeking additional gap financing for cost overruns	December 19, 2023	Up to a maximum of \$4,000,000 in total gap financing from all ADOH NOFAs

**ADOH will host a NOFA Informational session on Friday, November 3rd from 2:00 PM – 3:00 PM.**

Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZUocorZ8jE9M3Evf5EU7YR0NokzoGseM3>

For questions related to this NOFA, please contact:

*Melanie Brewer, Rental Programs Administrator*

*[melanie.brewer@azhousing.gov](mailto:melanie.brewer@azhousing.gov) or 602.771.1031*



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Special Needs**

**REGARDING FUNDING SOURCES: Military Transitional Housing Fund (MTHF)**

**INFORMATION BULLETIN No. 52-23**

**ISSUED: October 31, 2023**

**RE: FY2024 Military Transitional Housing Fund NOFA**

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce the 2024 Military Transitional Housing Notice of Funding Availability (NOFA). This NOFA includes eligibility for Military Transitional Housing Funding. An applicant may be eligible to receive up to \$1,900,000.00.

The [FY2024 MTHF NOFA](https://housing.az.gov/documents-links/open-funding-opportunities) can be viewed from the Department’s website using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

**ADOH will be holding a NOFA Informational session on Thursday, November 9th from 10:00 AM – 11:00 AM.**

Please use the following link to register for this event:

[https://us02web.zoom.us/meeting/register/tZcuduqopjsjHdXGVx9\\_FZWpLEX7exvZS7G6#/registration](https://us02web.zoom.us/meeting/register/tZcuduqopjsjHdXGVx9_FZWpLEX7exvZS7G6#/registration)

For questions related to this NOFA, please contact:

*Esperanza Padilla, Program Manager*

[esperanza.padilla@azhousing.gov](mailto:esperanza.padilla@azhousing.gov) or 602.771.1040



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Shelter Operations and Services**

**REGARDING FUNDING SOURCES: Homeless Shelter and Services Funds (HSSF)**

**INFORMATION BULLETIN No. 51-23**

**ISSUED: October 31, 2023**

**RE: FY2024 Homeless Shelter and Services Funds NOFA**

The Arizona Department of Housing (“ADOH” or the “Department”) is pleased to announce a FY2024 Notice of Funding Availability (“NOFA”). The available resources under this NOFA include \$40,000,000 in Homeless Shelter and Services Funding (HSSF).

The [FY24 HSSF NOFA](https://housing.az.gov/documents-links/open-funding-opportunities) can be viewed from the Department’s website using the following link:  
<https://housing.az.gov/documents-links/open-funding-opportunities>

### **Eligible Applicants Proposed Award Amount**

Eligible applicants include counties, cities, towns, tribal communities, and non-profit organizations.

Funding must be used for programs that provide shelter and services to unsheltered persons who are experiencing homelessness. The maximum available award per project proposal is \$4,000,000.

**ADOH will host a NOFA Informational session on Thursday, November 9th from 10:00 AM – 11:00 AM.**

Please use the following link to register for this event:

[https://us02web.zoom.us/meeting/register/tZcuduqopjsjHdXGVx9\\_FZWpLEX7exvZS7G6](https://us02web.zoom.us/meeting/register/tZcuduqopjsjHdXGVx9_FZWpLEX7exvZS7G6)

For questions related to this NOFA, please contact:

*LaQueena Soto, Administrative Services Officer III*

[laqueena.soto@azhousing.gov](mailto:laqueena.soto@azhousing.gov) or 602.771.1079



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Special Needs**

**REGARDING FUNDING SOURCES: HUD Continuum of Care (CoC)**

### **INFORMATION BULLETIN No. 53-23**

**ISSUED: November 6, 2023**

**RE: AZ Balance of State Continuum of Care Governance Advisory Board  
Membership Application**

*Note: The AZBOSCOC includes all Arizona counties except Maricopa and Pima.*

The Arizona Balance of State Continuum of Care (AZBOSCOC) is seeking committed and knowledgeable candidates interested in serving on the Governance Advisory Board (GAB) which is the governing/advisory entity that provides leadership and strategic guidance for the AZBOSCOC. The Governance Advisory Board is responsible for the implementation of HUD HEARTH Act requirements related to the Continuum of Care. Responsibilities include:

- Set continuum and project performance standards, promoting service coordination,
- Set direction for key HUD-required systems (ex: Homeless Management Information System and Coordinated Entry)
- Ensure GAB membership is representative of the AZBOSCOC by membership recruitment
- Provide guidance for the annual process for submission of the AZBOSCOC NOFO application for HUD McKinney-Vento Continuum of Care funding.) Currently, the AZBOSCOC through the Arizona Department of Housing as United Funding Agency and Collaborative Applicants receives approximately \$5 million for housing and service projects that provide resources for households experiencing homelessness throughout the Balance of State geographic area.

Key membership duties include; 1) attendance at regular meetings; 2) participation in any special meetings to fulfill duties; 3) participation on GAB working groups and/or committees; 4) participation at a two-day annual planning retreat; and 5) participation in annual HUD McKinney-Vento Continuum of Care application process (i.e., reviewing project documents and applications). There is no compensation for GAB participation, but travel and accommodations related to meeting attendance and GAB duties may be reimbursed. The Governance Advisory Board Job Description and Application can be found at: [https://housing.az.gov/documents-links/forms/special-needs-continuum?tid\\_2=516](https://housing.az.gov/documents-links/forms/special-needs-continuum?tid_2=516)

The AZBOSCOC seeks representation of numerous stakeholders involved in addressing homelessness in the AZBOSCOC geographic area.

To this end, and to ensure that the GAB reflects the diversity of Arizona and the AZBOSCOC's population that is experiencing homelessness, the GAB is seeking new members for its current opening including housing and service providers, law enforcement, behavioral health providers, tribal communities, government officials, health care providers, affordable housing providers, business leaders and faith and community leaders and individuals who have experienced homelessness among others. The AZBOSCOC and the Arizona Department of Housing comply with all non-discrimination and equal opportunity laws and encourage participation regardless of age, race, ethnicity, national origin, gender, sexual orientation, or disability.

If you are interested in serving as a member of the Governance Advisory Board, please submit a short cover letter describing your qualifications and interest with the application form by Friday, November 17, 2023, by 5:00 pm to:

Cristina Benitez  
Continuum of Care Coordinator  
AZ Department of Housing  
cristina.benitez@azhousing.gov

*The Arizona Department of Housing (ADOH) does not discriminate on the basis of disability, actual or perceived sexual orientation, gender identity, or marital status in the admission access, treatment, or employment in any programs or activities. ADOH's Fair Housing Specialist, at the address on this communication or (602-771-1000 or 711 TTY accessible), has been designated to coordinate Limited English Proficiency and compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's Section 504 (24 CFR, part 8 dated June 2, 1988). EQUAL HOUSING OPPORTUNITY*



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 54-23**

**ISSUED: November 9, 2023**

**RE: 2024 – 2025 QAP – Final Draft Release and Virtual Public Hearing**

The Arizona Department of Housing (“ADOH”) has posted its final draft of the [2024 - 2025 Qualified Allocation Plan](#) (“QAP”) on its website at the following link:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=646](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646)

ADOH will host a virtual QAP Public Hearing for presentation of the 2024 - 2025 QAP final draft. This session will be held on **Thursday, November 16<sup>th</sup> 2023** from **2:00 PM – 3:00 PM**.

Please use the following link to register for this hearing:

<https://us02web.zoom.us/meeting/register/tZYrfuCvqjssE9SunPfHrX-mFADpTWDNVSme#/registration>

ADOH would like to thank stakeholders for their partnership throughout the QAP drafting process.



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS:** Arizona Department of Housing

**REGARDING FUNDING SOURCES:** State Funding

**INFORMATION BULLETIN No. 55-23**

**ISSUED:** November 10, 2023

**RE:** State Funding Fiscal Year Dashboard

The state has allocated a historic level of funding to Arizona Department of Housing (ADOH). In an effort to increase transparency, ADOH has created a dashboard to share funding availability and allocation status with the public.

<https://housing.az.gov/state-fiscal-year-funding-dashboards>

Thank you!



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Compliance**

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

**INFORMATION BULLETIN No. 56-23**

**ISSUED: November 16, 2023**

**RE: Compliance Policy Updates regarding HOTMA and Reminders**

HUD issued the final rule regarding HOTMA on Feb 14, 2023: Federal Register 6057-F-03. On Sept. 29, 2023, HUD published the Implementation Notice PIH2023-17 which contains implementation guidance for Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

With the exception of a few very specific provisions, HOTMA's changes will be effective Jan. 1, 2024. All programs are required to be fully compliant by Jan. 1, 2025, but until then, they must be "as compliant as possible". HUD has stated that any HOTMA related errors noted during an audit found in 2024 will be noted as observations with corrective actions.

The Arizona Department of Housing (ADOH) strongly encourages Owners/Agents to prepare now for the HOTMA implementation that will start Jan. 1, 2024, and continue until the full compliance deadline of January 1, 2025.

The IRS considers the HOTMA final rule to supersede Rev. Proc. 94-65 and will allow for self-certification of assets when the cash value does not exceed \$50,000.00 therefore ADOH will follow HUD guidance regarding the \$50,000.00 asset self-certification threshold. Everything else as it applies to Tax Credit projects will be implemented as published by HUD. The policy changes listed, will be added to the Compliance Manual in the coming months however, we felt it extremely beneficial to publish and offer them to our constituents prior to the manual being ready to publish.

### **Household Composition (Foster child/adult)**

*Foster child:* Is defined as a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement (e.g., public child welfare agency) or by judgment, decree, or other order of any court of

competent jurisdiction.

*Foster adult:* Is defined as a member of the household who is 18 years or older and meets the definition of a foster adult under state law. In general, a foster adult is unable to live independently due to a debilitating physical or mental condition and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction.

*Foster adults/children are not considered family members and must not be included in calculations of income for eligibility and rent determination purposes. However, foster adults/children are considered household members and must be included when determining unit size or subsidy standards based on established policies.*

### **Move-In Certifications / Re-certifications**

*Move-in certification:* When calculating a household's income, including asset income, at the time of admission to the program or during interim reexaminations, PHAs/MFH Owners must use anticipated income (current income) (i.e., the family's estimated income for the upcoming 12-month period). This requirement is consistent with the pre-HOTMA process for conducting income examinations at admission and for interim reexaminations. Note: The Tax Credit Program does not require interim updates.

The tenant Income Certification (TIC) should not be signed more than 5 days prior to the move in certification date.

*Re-certifications:* Resident eligibility must be determined annually for all low-income units. This is performed in the same manner as the initial eligibility requirements. The owner/agent is required to obtain third-party verification of all income sources of all household members except dependent minors as well as benefits paid on behalf of minors in the household. Income from assets is also included in annual income for recertification purposes and must be verified in the same manner as the initial eligibility requirements.

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

*Re-certifications (100% affordable communities)* per our Information Bulletin No. 47-214 from Nov. 12, 2021, owner/agents are no longer required to conduct a full recertification on year two of a household's residency. Owners/agents, at their discretion can begin to use Self-Certifications on year two. Example: Jane Doe moves in on 11/12/2021. Owner/agent can complete a Self-Certification of income on 11/12/2022. The full recertification will not be required.

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

## **Verification**

All earned and unearned income, assets, and household characteristics that affect household eligibility must be verified. The owner must demonstrate efforts to obtain third-party verification prior to accepting self-certification except in instances when self-certification is explicitly allowed (e.g., net family assets that do not exceed \$50,000).

There are basic types of verification available for the Tax Credit Program in order of preference:

### 1. Verification prepared by a third party, including EITHER:

#### 1.1 Other documentation from a 3<sup>rd</sup> party **PREFERRED**.

*Forms prepared by third parties can also be documentation that the household brings for review and copy for the file. This can include:*

- 1.1.1 *The Work Number for Everyone* or similar database printouts [**Most Preferred**] (also called “Upfront Income Verification” (UIV)).
- 1.1.2 Paystubs [**Next most Preferred**] owners are required to obtain a minimum of two current and consecutive pay stubs to determine annual income from wages.
- 1.1.3 Bank statements (When verification of assets is required, owners are required to obtain a minimum of one statement that reflects the current balance of banking/financial (accounts checking/savings)).
- 1.1.4 Retirement account statements
- 1.1.5 Divorce decrees
- 1.1.6 Birth certificates
- 1.1.7 Social Security Documentation
- 1.1.8 Court documents for custody arrangements

#### 1.2 A form completed by a 3<sup>rd</sup>-party **OR**.

*Third-party verification can be received directly from the employer, financial firm or agency, etc. It can be received via letter, fax, email, or internet site.*

### 1.3 Household Written Statement/Self-Affidavit.

*This method of verification is the last resort and can only be used if the first 2 methods fail. It can also be used to clarify or explain some piece of information in the file. This is the only method allowed to verify pregnancy. HUD does not require that a self-certification be notarized; however, HUD recommends including language on any self-certification to ensure the certifier understands the consequences of knowingly providing false information (see Implementation Guidance)*

## 2. LIHTC Verification Expiration

Third-party verification of income is good for 120 days from the date the verification is received. SS award letters, etc. may be acceptable if they are the most recent sent to the applicant/tenant.

## 3. PHA Verification

PHA certification is acceptable to ADOH when accompanied by the form HUD-50058. The income and asset amounts listed on the 50058 should substantially agree with the information listed on the household-provided application. The explanation of differences should be established with 3<sup>rd</sup>-party verification.

### **Income**

For Tax Credit properties, household income is determined in a manner consistent with Section 8 housing rules. The IRS tells us that this means that the legal authority for income and asset questions is the HUD Handbook 4350.3. When this document is changed by HUD, the tax credit income and asset rules change with it.

Annual income includes all amounts received from all sources by each member of the family who is 18 years of age or older, the head of household, or spouse of the head of household, in addition to unearned income received by or on behalf of each dependent who is under 18 years of age. Annual income does not include amounts specifically excluded in paragraph (b) of 24 CFR §5.609 Annual income includes “all amounts received,” not the amount that a family **may** be legally entitled to receive but which they do not receive.

Annual income includes, when the value of net family assets exceeds \$50,000 (which amount HUD will adjust annually per the Consumer Price Index for Urban Wage Earners and Clerical Workers) and the actual returns from a given asset cannot be calculated, imputed returns on the asset based on the current passbook savings rate, as determined by HUD.

### Rental Assistance Payments are Not Income

**LIHTC Note:** That subsidy payments should not be counted as income is self-evident for subsidy programs. However, this clarifies HUD’s stance excluding these types of Federal or State rental assistance for non-subsidy programs (like HOME). This provides a rationale for LIHTC owner/agents to continue to exclude government subsidy payments.

### HOTMA Income Terms

**Earned Income:** “Earned income is defined as income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made or income received in which no goods or services are being paid for, such as welfare assistance, Social Security, and other governmental subsidies/benefits), or any cash or in-kind benefits.”

**Unearned Income:** “Unearned income means any annual income, as calculated under 24 CFR §5.609, that is not earned income.”

**Day Laborer:** An individual hired and paid one day at a time without an agreement that the individual will be hired or work again in the future.”

**Independent contractor:** “An individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor the payer has the right to control or direct only the result of the work and not what will be done and how it will be done.”

- These workers’ income from these activities, although potentially sporadic, does not fit HUD’s definition of “nonrecurring” and is therefore counted as income, even if the source, date, or amount of the income varies.

**Income Exclusions Table**

Category	Exclusion	CFR	Description
Other	Federally Mandated Income Exclusions	24 CFR 5.609(b)(22)	Amounts that must be excluded by federal statute. HUD will publish a Federal Register notice that includes the qualifying benefits.
Assets	Imputed Income from Assets	24 CFR 5.609(b)(1)	Any imputed return on an asset when net family assets total \$50,000 (adjusted annually) or less and no actual income from the net family assets can be determined.
Non-recurring income	Non-recurring income	24 CFR 5.609(b)(24)	Income that will not be repeated in the coming year based on information provided by the family.
Self-employment	Gross Self-employment Income	24 CFR 5.609(b)(28)	Gross income received through self-employment or operation of a business
Dependents	Minors (children under the age of 18 years)	24 CFR 5.609(b)(3)	All earned income of all children under the age of 18, including foster children.
Dependents	Adoption assistance payments	24 CFR 5.609(b)(15)	Adoption assistance payments for a child in excess of the amount of the dependent deduction.
Students	Earned Income of Dependent Students	24 CFR 5.609(b)(14)	Earned income of dependent full-time students in excess of the amount of the dependent deduction.
Students	Title IV HEA Assistance	24 CFR 5.609(b)(9)(i)	Any assistance that Section 479B of the Higher Education Act (HEA) of 1965, as amended, requires to be excluded from a family's income.
Students	Other Student Financial Assistance	24 CFR 5.609(b)(9)(ii)	Student financial assistance, not excluded under the HEA, for actual covered costs of higher education.
Students	Educational Savings Account	24 CFR 5.609(b)(10)	Income and distributions from any Coverdell educational savings account or any qualified tuition program under IRS section 530 or any qualified tuition program under section 529.
Baby bonds	Baby bonds	24 CFR 5.609(b)(10)	Income earned by government contributions to, or distributions from, 'baby bond' accounts created, authorized or funded by federal, state or local government.
Foster children / adults	Payments for Foster Children / Adults	24 CFR 5.609(b)(4)	Payments received for the care of foster children or adults, including State kinship, guardianship care payments, or tribal kinship payments.
Foster children / adults	Income of foster children / adults	24 CFR 5.609(b)(8)	Income of a live-in aide, foster child, or foster adult as defined in 24 CFR 5.403 and 5.603.
Live-in Aide	Income of a Live-in Aide	24 CFR 5.609(b)(8)	Income of a live-in aide, foster child, or foster adult.
People with Disabilities	ABLE accounts	24 CFR 5.609(b)(22)	Will be included in federally mandated excluded amounts. Notice PIH 2019-09/H-2019-06 details when ABLE account income is excluded.



People with Disabilities	State Payments to Allow Individuals with Disabilities to Live at Home	24 CFR 5.609(b)(19)	Payment made by an authorized by a state Medicaid managed care system or other state agency to a family to enable a family member to live in the family's assisted unit.
People with Disabilities	Plan to Attain Self-Sufficiency (PASS)	24 CFR 5.609(b)(12)(i)	Amounts set aside for use under a Plan to Attain Self-Sufficiency (PASS).
People with Disabilities	Reimbursements for Health and Medical Care Expenses	24 CFR 5.609(b)(6)	Amounts for, or in reimbursement of, health and medical care expenses for any family member.

Category	Exclusion	CFR	Description
Trusts	Trust distributions	24 CFR 5.609(b)(2)	Any distributions of a trust's principal are excluded. PHAs and owners must count any distributions of income from an irrevocable trust or a trust not under the control of the family (e.g., distributions of earned interest) as income to the family with the expectation of distributions used to pay the health and medical care expenses of a minor.
Insurance	Insurance payments and settlements for personal or property loss	24 CFR 5.609(b)(5)	Insurance payments and settlements for personal or property loss including, but not limited to: payments through health insurance, motor vehicle insurance, and workers' compensation.
Retirement	Retirement plan	24 CFR 5.609(b)(26)	Income received from any account under an IRS-recognized retirement plan. However, periodic payments are income at the time of receipt.
Military	Hostile fire special payment	24 CFR 5.609(b)(11)	The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.
Veterans	Veterans aid and attendance payments	24 CFR 5.609(b)(17)	Payments related to aid and attendance for veterans under 38 U.S.C. 1521.
Lawsuits	Lawsuit Settlements	24 CFR 5.609(b)(7)	Amounts recovered in a civil action or settlement based on malpractice, negligence and other breach of duty claim resulting in a family member becoming disabled.
Lawsuits	Reparations for Persecution	24 CFR 5.609(b)(13)	Reparation payments paid by a foreign government for claims by people persecuted during the Nazi era.
Lawsuits	Tribal Claims Payments	24 CFR 5.609(b)(21)	Payments received by tribal members from claims relating to the mismanagement of assets held in trust by the United States.
Lawsuits	Lawsuits related to civil rights	24 CFR 5.609(b)(25)	Civil rights settlements or judgments, including settlements or judgments for back pay.
Reimbursements	Reimbursements from publicly assisted programs	24 CFR 5.609(b)(12)(ii)	Amounts received by a participant in other publicly assisted programs for or in reimbursement of expenses to allow program participation (e.g., special equipment, clothing, transportation, child care, etc.).
Resident Services Stipend	Resident Services Stipend	24 CFR 5.609(b)(12)(iii)	Resident service stipends of \$200 or less per month for performing a part-time service for the PHA that enhances the quality of life in the development.
Employment training programs	Employment training programs	24 CFR 5.609(b)(12)(iv)	Incremental earnings and benefits from training programs HUD and qualifying employment training programs and training of a family member as resident management staff.
FSS	Family Self Sufficiency Account	24 CFR 5.609(b)(27)	Income earned on amounts placed in a family's FSS account.
Housing gap payments	Housing "gap" payments	24 CFR 5.609(b)(23)	Replacement housing "gap" payments to offset increased rent and utility costs to families displaced from one federally subsidized housing unit and another.
Benefits	Deferred Supplemental Security Income, SS income and benefits, or VA disability benefits	24 CFR 5.609(b)(16)	Deferred periodic amounts from: SSI, Supplemental Security Income and benefits or VA disability benefits that are received in a lump sum or prospective monthly amounts.
Property tax rebates	Property Tax Rebates	24 CFR 5.609(b)(18)	Refunds or rebates under state or local law for property taxes paid on the dwelling unit.
Loans	Loan Proceeds	24 CFR 5.609(b)(20)	The net amount disbursed by a lender to a borrower or a third party (e.g., educational institution or car dealership).

Source: <https://files.hudexchange.info/resources/documents/Income-and-Exclusions-Resource-Sheet.pdf>

**ADOH does not require** YTD calculations. YTD will not be the determining factor for income qualifications for ADOH purposes as it is not mandated by HUD or the IRS.

**ADOH also uses** averages of ranges of hours provided by employers in calculating employment income.

**Alimony, Child Support** annual income includes “all amounts received,” not the amount that a family **may be** legally entitled to receive but which they do not receive. A family’s child-support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders. A copy of a court order or other written payment agreement alone may not be sufficient verification of amounts received by a family. The court ordered amount is no longer a determining factor. Verification with Child Support Services is still necessary to know how much \$ the household is receiving.

**Military Pay** HOTMA requires a minimum of 2 consecutive paystubs, including Leave and Earnings Statements.

### **Student Financial Assistance**

**Financial assistance NEVER includes loans.** *For Section 8 assistance recipients, Student financial assistance will continue to be counted as below.*

Financial Assistance includes:

- Pell Grants and other programs under the Higher Education Act of 1965
- Assistance from parents, grandparents, and other private sources
- Assistance from an institute of higher learning like a scholarship

“Tuition” now includes all fees that a student is required to pay to attend school.

**We count** student financial aid (amounts in excess of tuition) for those:

- **That receive Section 8 assistance**
- That are adult full- time or part-time students
- That attend an institute of higher learning

EXCEPTIONS:

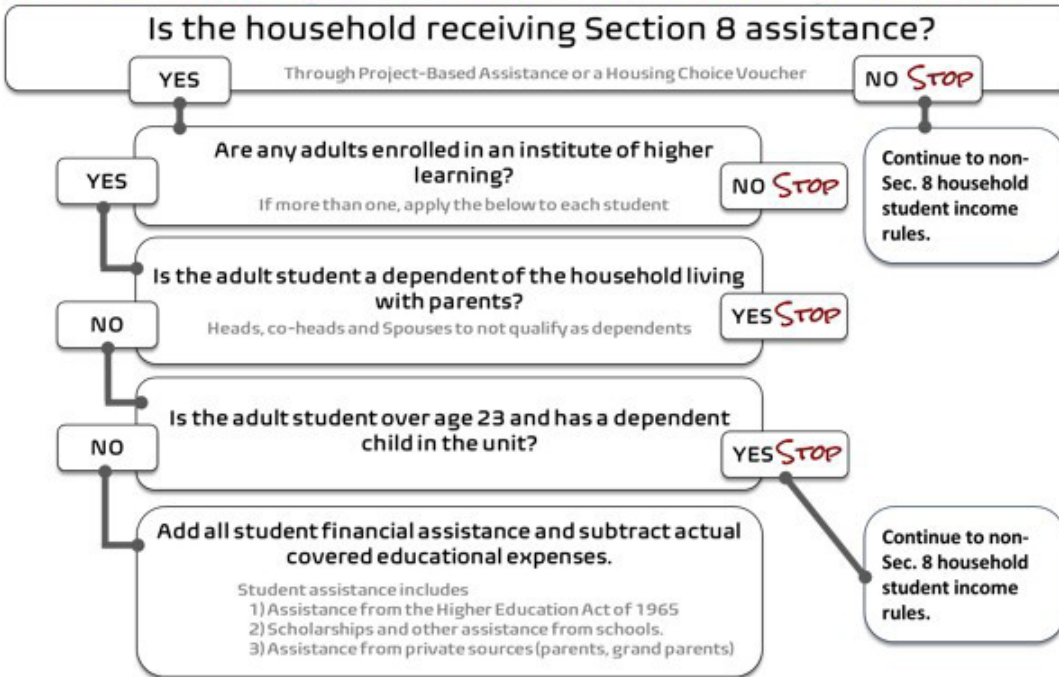
- Adult students over 23 years that have a dependent child in the unit
- Adults that are dependents of the household



## Flow Chart

## Student Income

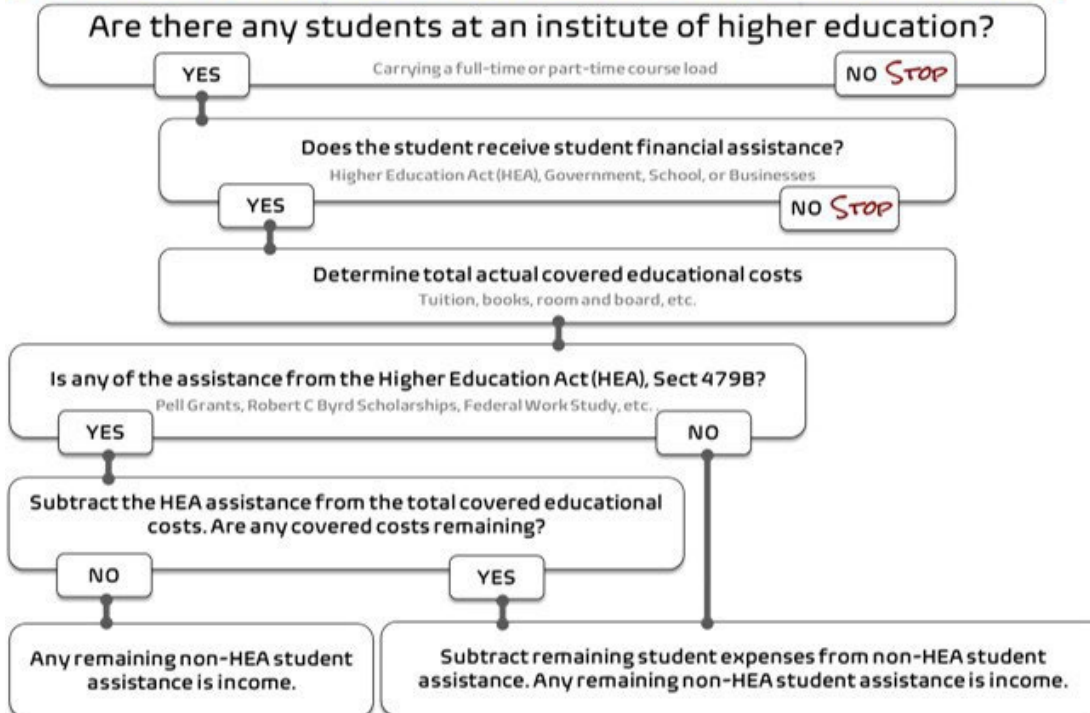
## Sec. 8



## Flow Chart

## Student Income

## Non-Sec. 8



## HOTMA

Student financial income will be counted the same for Section 8 recipients as it was before HOTMA (until HUD appropriations language changes). All other households will have student income counted, as below.

**Student Assistance Type 1.** Any assistance under Title IV, 479B of the Higher Education Act of 1965 (HEA), as amended, is excluded from income. Below is a list of HEA Title IV programs. There may be sub-programs:

### Grants to Students in Attendance at Institutions of Higher Education

- Federal Pell Grants
- Federal outreach and student services programs
  - Federal TRIO Programs
  - Gaining Early Awareness and Readiness for Undergraduate Programs
  - Model Program Community Partnership and Counseling Grants
  - National Student Savings Demonstration Program
- Federal supplemental educational opportunity grants
- Leveraging educational assistance partnership program
- Special programs for students whose families are engaged in migrant and seasonal farm work
- Robert C. Byrd honors scholarship program
- Child care access means parents in school
- Teach grants
- Scholarships for veteran's dependents

### Federal Family Education Loan Programs

### Federal Work-Study Programs

### William D. Ford Federal Direct Loan Program

### Federal Perkins Loans

### Higher Education Relief Opportunities for Students

**Student Assistance Type 2** | Student financial assistance for tuition, books, and supplies (including supplies and equipment to support students with learning disabilities or other disabilities), room and board, and other fees required and charged to a student by an institution of higher education (as defined under Section 102 of the Higher Education Act of 1965) and, for a student who is not the head of household or spouse, the reasonable and actual costs of housing while attending the institution of higher education and not residing in an assisted unit.

A. **Student financial assistance means** a grant or scholarship received from:

1. The Federal government
2. A State, Tribe, or local government
3. A private foundation registered as a 501(c)(3) nonprofit

4. A business entity (such as a corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, a public benefit corporation, or nonprofit entity), or
5. An institution of higher education.

**B. Student financial assistance does not include:**

1. Any assistance that is excluded pursuant to the HEA Title IV, 479B (see above)
2. Financial support provided to the student in the form of a fee for services performed (e.g., a work-study or teaching fellowship that is not excluded pursuant to the HEA Title IV 479B)
3. Gifts, including gifts from family or friends, or
4. Any amount of the scholarship or grant that, either by itself or in combination with assistance excluded under this paragraph or the HEA 479B (see above), exceeds the actual covered costs of the student. The actual covered costs of the student are the actual costs of tuition, books, and supplies (including supplies and equipment to support students with learning disabilities or other disabilities), room and board, or other fees required and charged to a student by the education institution, and, for a student who is not the head of household or spouse, the reasonable and actual costs of housing while attending the institution of higher education and not residing in an assisted unit.

**C. Student financial assistance must be expressly:**

1. for tuition, books, room, and board, or other fees required and charged to a student by the educational institution:
2. to assist a student with the costs of higher education, or
3. to assist a student who is not the head of household or spouse with the reasonable and actual costs of housing while attending the educational institution and not residing in an assisted unit.

**D. Student financial assistance may be paid directly to the student or to the educational institution** on the student's behalf. Student financial assistance paid to the student must be verified by the responsible entity as student financial assistance.

**E. When the student is also receiving assistance excluded under HEA Title IV 479B (see above) the amount of student financial assistance that must be counted is determined by adding the HEA 479 B assistance to the other assistance.**

1. If the amount of the HEA 479B assistance excluded above is equal to or exceeds the actual covered costs, all of the other assistance is counted as income.
2. If the amount of HEA 479B assistance excluded above is less than the actual covered costs, the amount of assistance that is considered student financial assistance is the amount by which the actual covered costs exceed both types of student assistance.

## Assets

The following assets are excluded under HOTMA. If the family owns an excluded asset, its value does not count toward the restriction due to net family assets. Most of these exclusions are new.

Category	Excluded Asset	Example(s)	Notes
Personal property	Necessary items of personal property	Medical devices, vehicle for commute	Determining what is a "necessary item" for personal property is a highly fact-specific determination. Additional guidance is forthcoming from HUD.
Personal property	Non-necessary items of personal property if the combined total value does not exceed \$50,000*	Vintage baseball cards, recreational boat, coin collection, art so long as the <i>total</i> value is under the limit	This matches the value of assets that can be self-certified by the family.
Savings account	Retirement account recognized by IRS	IRA, 401(k), 401(b) and retirement plans for self-employed individuals	

Real property	Real property that the family does not have the effective legal authority to sell in the jurisdiction in which the property is located	Property subject to a lawsuit may be legally restricted from sale.	Such property does not count against the dollar amount limit or the real property limitation
Cash	Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member, for an incident resulting in a disability	A drunk driver injures a family member, who then has a disability. The family sues, and the driver's insurance pays the family.	
Savings account	The value of certain education or disability support savings accounts	Under Internal Revenue Code sections 529, 529A, 530, "baby bond" accounts	Coverdell accounts, tuition programs, any "baby bond" account created, authorized, or funded by Federal, state, or local government
Real property	Interest in Indian trust land	Family has interest in land held in trust by Bureau of Indian Affairs	Existing exclusion
Real property	Equity in a manufactured home where the family receives assistance under 24 CFR 982	HCV Manufactured Home Space Rental participants	
Real property	Equity in property where the family receives assistance under 24 CFR 982	HCV homeownership participant	For real property other than manufactured homes
Savings account	Family Self-Sufficiency (FSS) accounts		The family does not have access to FSS funds during their participation in the program. Also excluded from income.
Cash	Federal tax refunds or refundable tax credits for a period of 12 months after receipt by the family	Earned Income Tax Credits (EITC)	
Trust Funds	Trust that is not revocable by, or under the control of, any member of the family or household	Non-revocable trust fund; trust fund revocable once minor child reaches age 21	As long as a trust meets this definition, it is not an asset of the family

Source: <https://files.hudexchange.info/resources/documents/Assets-Asset-Exclusions-and-Limitation-on-Assets-Resource-Sheet.pdf>

## HOTMA Asset Terms

### Necessary and Non-Necessary Personal Property

Necessary personal property is excluded from net family assets. Non-necessary personal property with a combined value greater than \$50,000, as adjusted by inflation, is considered part of net family assets. When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets.

*Necessary personal property* is not counted or listed on the TIC.

*Non-necessary personal property*

If totaling \$50,000 or less

- Each asset is counted as an \$0 asset(s)
- Actual Income is counted on assets where it can be determined
- If total net assets (real property and non-necessary personal property) exceeds \$50,000, income is imputed on individual assets for which income is not determinable.

If totaling \$50,000

- Counted as asset(s) with cash value(s) listed on the TIC.
- Actual income is counted
- Total household assets exceed \$50,000 (as non-necessary personal alone is over \$50,000), income is imputed on individual assets for which income is not determinable.



**Table F1: Examples of Necessary and Non-Necessary Personal Property**

<b>Necessary Personal Property</b>	<b>Non-Necessary Personal Property</b>
<ul style="list-style-type: none"><li>• Car(s)/vehicle(s) that a family relies on for transportation for personal or business use (e.g., bike, motorcycle, skateboard, scooter)</li><li>• Furniture, carpets, linens, kitchenware</li><li>• Common appliances</li><li>• Common electronics (e.g., radio, television, DVD player, gaming system)</li><li>• Clothing</li><li>• Personal effects that are not luxury items (e.g., toys, books)</li><li>• Wedding and engagement rings</li><li>• Jewelry used in religious/cultural celebrations and ceremonies</li><li>• Religious and cultural items</li><li>• Medical equipment and supplies</li><li>• Health care–related supplies</li><li>• Musical instruments used by the family</li><li>• Personal computers, phones, tablets, and related equipment</li><li>• Professional tools of trade of the family, for example professional books</li><li>• Educational materials and equipment used by the family, including equipment to accommodate persons with disabilities</li><li>• Equipment used for exercising (e.g., treadmill, stationary bike, kayak, paddleboard, ski equipment)</li></ul>	<ul style="list-style-type: none"><li>• Recreational car/vehicle not needed for day-to-day transportation (campers, motorhomes, travel trailers, all-terrain vehicles (ATVs))</li><li>• Bank accounts or other financial investments (e.g., checking account, savings account, stocks/bonds)</li><li>• Recreational boat/watercraft</li><li>• Expensive jewelry without religious or cultural value, or which does not hold family significance</li><li>• Collectibles (e.g., coins/stamps)</li><li>• Equipment/machinery that is not used to generate income for a business</li><li>• Items such as gems/precious metals, antique cars, artwork, etc.</li></ul>

**Example F1: Necessary and Non-Necessary Personal Property**

The Cross family owns three items of personal property. The family has a checking account valued at \$5,000, a \$15,000 recreational boat, and Ms. Cross's \$3,000 engagement ring.

The checking account and recreational boat are both considered non-necessary personal property. They are worth a combined \$20,000. The engagement ring is considered necessary personal property, because it is jewelry used in a religious/cultural celebration or ceremony. Since the total value of non-necessary personal property is less than \$50,000, the family's non-necessary personal property will not be considered when calculating the Cross family's net family assets.

**Cross Family's Personal Property**

<b>Item</b>	<b>Estimated Value</b>	<b>Type</b>	<b>Amount to be considered as non-necessary personal property</b>
Checking account	\$5,000	Non-necessary Personal Property	\$5,000
Ring (engagement ring)	\$3,000	Necessary Personal Property	\$0
Recreational boat	\$15,000	Non-necessary Personal Property	\$15,000
Total Non-necessary Personal Property:			\$20,000

**Calculation of Cross Family's Total Net Assets**

<b>Asset</b>	<b>Total to be Considered in Net Family Assets</b>
Non-necessary Personal Property	\$0
Real Property	\$0
Total:	\$0

**The Cross family's total net family assets are \$0.**

**Real Property or Personal Property**

All assets are categorized as either real property (e.g., land, a home) or personal property. Personal property includes tangible items, like boats, as well as intangible items, like bank accounts. For example family could have non-necessary personal property with a combined value that does not exceed \$50,000 but also own real property such as a parcel of land. Even though the non-necessary personal property would be excluded from net family assets, the real property would be included in net family assets regardless of its value unless the real property would be included in net family assets regardless of its value unless the real property meets a different exclusion under 24 CFR §5.603.

### Checking Accounts

Checking accounts will use the current balance. This means that a statement dated within 120 days of the effective date can be used to verify the balance. If a tax refund went into the account in the last 12 months, that amount can be subtracted.

### Trusts

*How trusts are handled will change with HOTMA (This will be true of all trusts, including special needs trusts.)*

For an **irrevocable trust or a revocable trust outside the control of the family** or household excluded from the definition of net family assets in the HUD regulation § 5.603 (b)

- (A) Distributions of the principal or corpus of the trust; and
- (B) Distributions of the income from the trust when the distributions are used to pay the costs of health and medical care expenses for a minor.

For a **revocable trust under the control of the family** or household, any distributions from the trust; except that any actual income earned by the trust, regardless of whether it is distributed, shall be considered income to the family at the time it is received by the trust.

### Retirement accounts

Retirement accounts will not be assets after HOTMA takes effect. The value of any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals. Periodic withdrawals will be counted as income, as true prior to HOTMA.

Types of retirement accounts recognized by the IRS.

- Individual Retirement Arrangements (IRA's)
- Roth IRAs
- 401 (k) Plans
- Simple 401(k) Plans
- 403 (b) Plans
- Simple IRA Plans (Savings Incentive Match Plans for Employees)
- SEP Plans (Simplified Employee Pension)
- SARSEP Plans (Salary Reduction Simplified Employee Pension)
- Payroll Deduction IRAs
- Profit-Sharing Plans
- Defined Benefit Plans
- Money Purchase Plans
- Employee Stock Ownership Plans (ESOPs)



- Governmental Plans
- 457 Plans
- Multiple Employer Plans

Passbook Rate for 2024

Owners must use the HUD-published passbook rate when calculating imputed asset income for net family assets that exceed \$50,000 (a figure that is annually adjusted for inflation). For 2024, the passbook rate will be 0.40 percent.

If you have questions, comments please contact Corinna Waddell, Compliance Program Manager at [corinna.waddell@azhousing.gov](mailto:corinna.waddell@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Affordable Housing Development**

**INFORMATION BULLETIN No. 57-23**

**ISSUED: November 17, 2023**

**RE: Affordable housing development opportunity**

The Arizona Department of Housing in partnership with the Arizona Department of Administration (ADOA) is seeking developers interested in using ADOA owned property for the construction of affordable housing. Interested parties are encouraged to attend the informational meeting, which will include a site visit. See below for meeting details:

Monday, November 27, 2023 at 1:30 pm

1400 W. Washington St., Phoenix, AZ 85007

For questions related to this opportunity, please contact:

Ruby Dhillon-Williams, Deputy Director, Arizona Department of Housing

[ruby.dhillon@azhousing.gov](mailto:ruby.dhillon@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Programs**

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

**INFORMATION BULLETIN No. 58-23**

**ISSUED: November 21, 2023**

**RE: Notice of Changes/Updates to the Qualified Contract List**

The Arizona Department of Housing (ADOH) is providing notice that the following Low Income Housing Tax Credit (LIHTC) owner(s) have applied for a Qualified Contract and are being added to the Qualified Contract List:

1. Sandstone Highlands/Flagstaff, L.P.
2. Timber Trails Apartments/Flagstaff, L.P.
3. Valley View/Prescott Valley, L.P.

In addition, notice is being given that the following LIHTC owner(s) have completed the one (1) year marketing period and have been removed from the Qualified Contract List:

1. Town Square Courtyard Apartments, L.L.C.
2. Flagstaff Affordable Housing II, L.P.
3. Oakwood Village II/Flagstaff, L.P.

The [Qualified Contract List](#) can be accessed from ADOH's website: [Rental Asset Management | Arizona Department of Housing \(az.gov\)](#).

If you have questions, comments or would like information about a property, please contact Jacob Shope, Senior Asset Manager at [jacob.shope@azhousing.gov](mailto:jacob.shope@azhousing.gov) or send an email to the Asset Management Division at [AMD@azhousing.gov](mailto:AMD@azhousing.gov).



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Shelter Operations and Services**

**REGARDING FUNDING SOURCES: Homeless Shelter and Services Funds (HSSF)**

**INFORMATION BULLETIN No. 59-23**

**ISSUED: November 20, 2023**

**RE: FY2024 Homeless Shelter and Services Funds NOFA Q&A**

The Arizona Department of Housing (“ADOH” or the “Department”) held an informational session on Thursday, November 9, 2023 regarding the FY2024 Notice of Funding Availability (“NOFA”) for a possible \$40,000,000 in Homeless Shelter and Services Funding (HSSF).

Materials regarding this FY24 HSSF NOFA and Q&Q can be viewed from ADOH’s website using the following link:

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

**Materials posted under Homeless Shelter & Services Funds - HSSF:**

Homeless Shelter & Services Funds (HSSF) FY2024 NOFA

Military Transitional Housing and HSSF NOFA Information Session (combined webinar)

Homeless Shelter and Services (HSSF) Slides

Homeless Shelter and Services (HSSF) Q&A

For questions related to this NOFA, please refer to the Q&A posted at the noted link above.

For additional questions not found on the posted Q&A, please contact:

*LaQueena Soto, Administrative Services Officer III*

[laqueena.soto@azhousing.gov](mailto:laqueena.soto@azhousing.gov) or 602.771.1079



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## Arizona Department of Housing 2023 Information Bulletin

REGARDING PROGRAMS: Rental Development

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

INFORMATION BULLETIN No. 60-23

ISSUED: November 27, 2023

RE: 2024-2025 QAP – Final QAP Release

The Arizona Department of Housing (“ADOH”) is pleased to announce the final 2024-2025 Qualified Allocation Plan (“QAP”) has been posted on our website at the following link:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=646](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=646)

We would like to thank our stakeholders for their partnership throughout the QAP drafting process.

### **Mandatory 2024-2025 QAP LIHTC Application Workshop Reminder:**

ADOH will be hosting our 2024-2025 QAP LIHTC Application Workshop on **Thursday, December 14<sup>th</sup>, 2023 from 12:00 – 4:00 PM** in-person at 1400 W. Washington St, Room 104, Phoenix, AZ 85007 and virtually at the link below. Please note all Developers who plan to submit an application in the 2024 competitive 9% Tax Credit round or State Tax Credit rounds must attend this annual training. Please use the following link to register for this event:

<https://us02web.zoom.us/meeting/register/tZEpf--uqzwwGNRQfykClcB8gh7BbqvwnNz#/registration>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF) and National Housing Trust Funds (NHTF)**

**INFORMATION BULLETIN No. 61-23**

**ISSUED: November 30, 2023**

**RE: FY2024 State Housing Trust Fund and National Housing Trust Fund NOFA**

The Arizona Department of Housing is pleased to announce a FY2024 State Housing Trust Fund and National Housing Trust Fund Notice of Funding Availability (NOFA). Projects financed with 9% Low Income Housing Tax Credit reservations will be eligible for gap financing from the State Housing Trust Fund or National Housing Trust Fund. The available resources under this NOFA include \$27,892,020.64 million dollars in State Housing Trust Funds (SHTF) and National Housing Trust Funds (NHTF).

The FY2024 SHTF and NHTF NOFA can be viewed using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

### **Application Deadline and Eligible Award Amount**

Project Type	Application Deadline	Gap Source	Amount of Gap
9% LIHTC Applicants recycling credits by 12/31/23	December 31, 2023	SHTF	Up to \$2,000,000
Awarded 9% LIHTC Projects	January 31, 2024	NHTF	Up to \$1,446,010.32
Awarded 9% LIHTC Projects	January 31, 2024	SHTF	Up to \$1,000,000
9% LIHTC Applicants applying in the 2024 9% LIHTC Round	April 1, 2024	SHTF	Up to \$2,000,000

**ADOH will host a NOFA Informational session on Friday, December 1<sup>st</sup> from 1:00 PM – 2:00 PM.**

Please use the following link to register for this event:

[https://us02web.zoom.us/meeting/register/tZMofuGrqz8uHdRd7mB7jkKbiKvti7\\_OWx7z](https://us02web.zoom.us/meeting/register/tZMofuGrqz8uHdRd7mB7jkKbiKvti7_OWx7z)

For questions related to this NOFA, please contact:

*Melanie Brewer, Rental Programs Administrator*

*[melanie.brewer@azhousing.gov](mailto:melanie.brewer@azhousing.gov) or 602.771.1031*





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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State HTF Special Projects**

**REGARDING FUNDING SOURCES: State Housing Trust Funds**

**INFORMATION BULLETIN No. 62-23**

**ISSUED: December 4, 2023**

**RE: State HTF Transitional Housing Notice of Funding Availability**

The Arizona Department of Housing ("ADOH" or the "Department") is pleased to announce a Notice of Funding Availability ("NOFA") for approximately \$25 million in State Housing Trust Funds for the development (including acquisition, new construction and/or rehabilitation) of transitional housing for individuals and/or families.

The State HTF Transitional Housing NOFA can be downloaded from the ADOH Website at:

<https://housing.az.gov/documents-links/open-funding-opportunities>

Proposals must be received by electronic upload only to the State HTF Special Projects document upload portal. Proposal deadline is no later than January 4, 2024, 5:00p.m. Additional submittal requirements are described in the NOFA. The State HTF Special Projects document upload portal can be found here:

<https://housing.az.gov/portals/document-upload-portals>

The Department will host a Q&A Webinar on Friday, December 8, 2023 at 1:00pm. You can register for the webinar here:

[https://us02web.zoom.us/meeting/register/tZEsfuGtpjgiHNGi\\_6InaTIRZ4zOonqqU5Em](https://us02web.zoom.us/meeting/register/tZEsfuGtpjgiHNGi_6InaTIRZ4zOonqqU5Em)

Questions related to this NOFA will be accepted via email until January 1, 2024. Please contact:

LaQueena Soto  
Administrative Services Officer III  
[laqueena.soto@azhousing.gov](mailto:laqueena.soto@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF)**

**INFORMATION BULLETIN No. 63-23**

**ISSUED: December 7, 2023**

**RE: FY2024 State Housing Trust Fund NOFA Tiebreakers & Clarifications**

### **Clarifications/Amendment**

The Arizona Department of Housing has made a clarification and amendment to the Notice of Funding Availability (NOFA) released on October 31, 2023 for Rental Projects.

NOFA Tiebreakers and Clarifications can be viewed using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

### **Applications Received**

The Department has received four (4) applications for 4% LIHTC Projects previously submitted in the 2023 9% LIHTC round.

For questions related to this NOFA, please contact:

*Melanie Brewer, Rental Programs Administrator*

[melanie.brewer@azhousing.gov](mailto:melanie.brewer@azhousing.gov) or 602.771.1031



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 64-23**

**ISSUED: December 7, 2023**

**RE: 2024 – 2025 QAP – Application Workshop Update**

### **Mandatory 2024 – 2025 QAP LIHTC Application Workshop Reminder**

The Arizona Department of Housing will host our 2024-2025 QAP LIHTC Application Workshop on **Thursday, December 14<sup>th</sup>, 2023 from 12:00 – 4:00 PM**. Participants have the option of attending in person or virtually.

**Please note all Developers who plan to submit an application in the 2024 competitive 9% Tax Credit round or State Tax Credit rounds must attend this annual training.**

To attend the Workshop **in person**, please register at

<https://events.azhousing.gov/events/details/10048/>

*(Please note there was a change in venue, the new address will be provided at registration)*

To attend the Workshop **virtually**, please register at

<https://us02web.zoom.us/meeting/register/tZEpf--uqzwvGNROfykjClcB8gh7BbqvwnNz#/registration>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund Programs**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF)**

**INFORMATION BULLETIN No. 65-23**

**ISSUED: December 8, 2023**

**RE: Notice of Funding Available for State Housing Funds  
Owner Occupied Housing Emergency Repair (OOER)**

### **New NOFA for SHTF Owner Occupied Housing Emergency Repair**

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

The SFY24 State HTF OOER NOFA, Application and Score Sheet can be downloaded from the State Housing Fund Forms page at: <https://housing.az.gov/documents-links/forms/state-housing-fund>

Questions regarding this NOFA may be submitted in writing to: [kathy.blodgett@azhousing.gov](mailto:kathy.blodgett@azhousing.gov) until February 7, 2024.

Applications must be received by electronic upload to the State HTF Special Projects document upload portal no later than 4:00p.m. on February 8, 2024. The upload portal can be found on the Department's website here: <https://housing.az.gov/portals/document-upload-portals>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State HTF Special Projects**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF)**

**INFORMATION BULLETIN No. 66-23**

**ISSUED: December 8, 2023**

**RE: FY2024 Rapid Re-Housing Program Notice of Funding Availability (NOFA)**

The Arizona Department of Housing (ADOH) Special Needs Division is pleased to announce this Notice of Funding Availability (NOFA) for entities statewide who meet the eligibility requirements outlined in this NOFA (see link below) to provide rapid re-housing (RRH) and supportive services for persons experiencing homelessness in Maricopa, Pima and the thirteen (13) Balance of State counties in Arizona. The available resources under this NOFA include \$7,000,000 in State Housing Trust Funds (SHTF).

The FY24 SHTF RRH NOFA can be viewed using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

### **Proposal Submission**

Applicants must complete the Rapid Re-Housing (RRH) Notice of Funding Availability Application document indicated as Attachment 1 in this NOFA. Completed applications must be received by electronic upload only via the State HTF Special Projects Portal. Submission deadline is no later than Monday, January 8, 2025 by **4:00 p.m.** No other form of submission will be accepted. Portal Link can be accessed here:

<https://housing.az.gov/portals/document-upload-portals/state-htf-special-projects-portal>

### **Pre-submission Informational Webinar**

ADOH will host a Pre-submission Informational Webinar regarding this NOFA on Wednesday, December 20th from 2:00 p.m. – 3:00 p.m.

Please use the following link to register for this event:

[https://us02web.zoom.us/meeting/register/tZMocuioqjluHdJE4J57FRfWCnblIOR5SJo\\_t](https://us02web.zoom.us/meeting/register/tZMocuioqjluHdJE4J57FRfWCnblIOR5SJo_t)

For questions related to this NOFA, please contact:

*Melissa Swain, Administrative Assistant*

[melissa.swain@azhousing.gov](mailto:melissa.swain@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 67-23**

**ISSUED: December 13, 2023**

**RE: 2024-2025 QAP Application Forms Posted**

### **2024-2025 Application Forms**

The Arizona Department of Housing has posted the 2024-2025 LIHTC Application Forms and Underwriting Workbook. These forms can be downloaded at the following link:

[https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid\\_2=846](https://housing.az.gov/documents-links/forms/rental-development-lihtc?tid_2=846)

### **Mandatory 2024 – 2025 QAP LIHTC Application Workshop Reminder**

The Arizona Department of Housing will host our 2024-2025 QAP LIHTC Application Workshop on Thursday, December 14th, 2023 from 12:00 – 4:00 PM.

**Please note that all Developers who plan to submit an application in the 2024 competitive 9% Tax Credit round or State Tax Credit rounds must attend this annual training.**

**To attend the Workshop in person, please register at**

<https://events.azhousing.gov/events/details/10048/>

*(Please note there was a change in venue, the new address will be provided at registration).*



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State HTF Special Projects**

**REGARDING FUNDING SOURCES: State Housing Trust Funds (SHTF)**

### **INFORMATION BULLETIN No. 68-23**

**ISSUED: December 14, 2023**

**RE: FY2024 Rapid Re-Housing Program Notice of Funding Availability (NOFA) - REVISION**

On Friday, December 8<sup>th</sup>, 2023, the Arizona Department of Housing (ADOH) Special Needs Division announced a Notice of Funding Availability (NOFA) for Rapid Re-Housing (RRH) programs that will assist persons experiencing homelessness in Maricopa, Pima and the thirteen (13) Balance of State counties in Arizona. The available resources under this NOFA include \$7,000,000 in State Housing Trust Funds (SHTF).

A revision to the **Proposal Process Detail** section and the **Proposal Submission** section of this NOFA has been made to clarify the submission due date of **Monday, January 8<sup>th</sup>, 2024, by 4:00 p.m.** This revised NOFA can be viewed using the following link:

<https://housing.az.gov/documents-links/open-funding-opportunities>

### **Proposal Submission**

Applicants must complete the Rapid Re-Housing (RRH) Notice of Funding Availability Application document indicated as Attachment 1 in this NOFA. Completed applications must be received by electronic upload only via the State HTF Special Projects Portal. The submission deadline is no later than **Monday, January 8, 2024, by 4:00 p.m.** No other form of submission will be accepted. The portal link can be accessed here:

<https://housing.az.gov/portals/document-upload-portals/state-htf-special-projects-portal>

### **Pre-submission Informational Webinar**

ADOH will host a Pre-submission Informational Webinar regarding this NOFA on Wednesday, December 20<sup>th</sup> from 2:00 p.m. – 3:00 p.m.

Please use the following link to register for this event:

[https://us02web.zoom.us/meeting/register/tZMocuioqjIuHdJE4J57FRfWCnbIOR5SJo\\_t](https://us02web.zoom.us/meeting/register/tZMocuioqjIuHdJE4J57FRfWCnbIOR5SJo_t)

For questions related to this NOFA, please contact:

*Melissa Swain, Administrative Assistant*

[melissa.swain@azhousing.gov](mailto:melissa.swain@azhousing.gov)



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: Shelter Operations and Services**

**REGARDING FUNDING SOURCES: Homeless Shelter and Services Funds (HSSF)**

**INFORMATION BULLETIN No. 69-23**

**ISSUED: December 19, 2023**

**RE: Notice of Changes/Extension of Review and Award Announcement**

On Tuesday, October 31, 2023, the Arizona Department of Housing (“ADOH” or the “Department”) announced a FY2024 Notice of Funding Availability (“NOFA”) for \$40,000,000 in Homeless Shelter and Services Funding (HSSF).

### **NOTICE:**

Due to the tremendous response to this NOFA (100+ applications), the proposals are still under review. Upon conclusion of the review process, all applicants will be informed of their award or non-award status.

The full FY24 HSSF NOFA can be viewed from the Department’s website using the following link:

<https://housing.az.gov/sites/default/files/documents/files/Homeless-ShelterandServices-Funds-HSSF-FY2024-NOFA.pdf>

Be advised that this FY24 HSSF NOFA is **closed** and no submissions are being accepted at this time.

For questions related to this HSSF NOFA, please contact:

*LaQueena Soto, Administrative Services Officer III*

[laqueena.soto@azhousing.gov](mailto:laqueena.soto@azhousing.gov)

### **Additional Funding Opportunities Are Available On Our Website:**

<https://housing.az.gov/documents-links/open-funding-opportunities>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund Programs**

**REGARDING FUNDING SOURCES: State Housing Trust Fund**

**INFORMATION BULLETIN No. 70-23**

**ISSUED: December 22, 2023**

**RE: REVISED: Notice of Funding Availability  
Lower Cost Housing Typology**

The Arizona Department of Housing (ADOH) is pleased to announce our FY2024 State Housing Trust Fund Notice of Funding Availability (NOFA). ADOH is issuing this NOFA for entities statewide who meet the eligibility requirements outlined in the NOFA, see link below, to assist ADOH in awarding funds appropriated for Lower Cost Housing Typology projects. ADOH may award this funding to up to (2) successful Applicants based on review of submitted proposal(s) pursuant to this NOFA.

NOFA can be viewed using the following link:

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

A virtual NOFA Information Session will be held on January 2, 2024, at 1:00 pm.

To register for this event please select the following link:

<https://us02web.zoom.us/meeting/register/tZUscuCppsjGtBrCe27flkyGSK2qxgkHbA8>

For questions related to this NOFA, please contact:

Tara Brunetti

Assistant Deputy Director, Manufactured Housing Building Division

[tara.brunetti@azhousing.gov](mailto:tara.brunetti@azhousing.gov) or (602) 771-1035

**Additional Funding Opportunities Are Available On Our Website:**

<https://housing.az.gov/documents-links/open-funding-opportunities>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund Programs**

**REGARDING FUNDING SOURCES: State Housing Trust Fund**

### **INFORMATION BULLETIN No. 71-23**

**ISSUED: December 22, 2023**

**RE: Notice of Funding Availability  
Local Jurisdiction Affordable Housing Plans**

The Arizona Department of Housing (ADOH) is pleased to announce our FY2024 State Housing Trust Fund Notice of Funding Availability (NOFA). ADOH is issuing this NOFA for local jurisdictions who meet the eligibility requirements outlined in the NOFA, see link below, to assist ADOH in awarding funds appropriated for Local Jurisdiction Affordable Housing Plans. ADOH may award this funding to up to (10) successful Applicants based on review of submitted proposal(s) pursuant to this NOFA.

NOFA can be viewed using the following link:

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

A virtual NOFA Information Session will be held on January 11, 2024, at 10:00 am.

To register for this event please select the following link:

<https://us02web.zoom.us/meeting/register/tZEkf-6vqT0uEtBqjhp42r7lAlvahZKlfPOH>

For questions related to this NOFA, please contact:

Sheree Bouchee

Housing Strategist and Legislative Liaison

[Sheree.bouchee@azhousing.gov](mailto:Sheree.bouchee@azhousing.gov)

### **Additional Funding Opportunities Are Available On Our Website:**

<https://housing.az.gov/documents-links/open-funding-opportunities>



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## Arizona Department of Housing 2023 Information Bulletin

**REGARDING PROGRAMS: State Housing Fund Programs**

**REGARDING FUNDING SOURCES: State Housing Trust Fund**

**INFORMATION BULLETIN No. 72-23**

**ISSUED: December 22, 2023**

**RE: Notice of Funding Availability – Extreme Weather**

The Arizona Department of Housing (ADOH) is pleased to announce our FY2024 State Housing Trust Fund Notice of Funding Availability (NOFA). ADOH is issuing this NOFA for entities statewide who meet the eligibility requirements outlined in this NOFA below to fund up to four (4) proposals interested in expanding existing emergency shelter response to severe weather conditions for individuals and/or families experiencing unsheltered homelessness. This includes year-round activation for: excessive heat, extreme cold weather, and poor air quality due to smoke from regional fires.

NOFA can be viewed using the following link:

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

A virtual NOFA Information Session will be held on January 5, 2024, at 2:00 pm.

To register for this event please select the following link:

[https://us02web.zoom.us/meeting/register/tZwkdeqrrD0sGdHAzYe\\_6qyaekLd62d9hC0l](https://us02web.zoom.us/meeting/register/tZwkdeqrrD0sGdHAzYe_6qyaekLd62d9hC0l)

For questions related to this NOFA, please contact:

Esperanza Padilla

[esperanza.padilla@azhousing.gov](mailto:esperanza.padilla@azhousing.gov) or (602) 771-1040

**Additional Funding Opportunities Are Available On Our Website:**

<https://housing.az.gov/documents-links/open-funding-opportunities>



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