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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 01-13**

**ISSUED: January 15, 2013**

**RE: 2013 Qualified Allocation Plan**

In response to the recent passage of H.R. 8, American Taxpayer Relief Act of 2012, ADOH is proposing an adjustment to the Qualified Allocation Plan for Governor Brewer's review and approval. The proposal is to extend the application deadline by two months from March 1, 2013 to May 1, 2013.

As the Internal Revenue Service has interpreted that H.R. 8 does not extend the 9% Credit Rate to 2014 LIHTCs that are forward allocated, the revised version also clarifies that the 2013 Set-Asides will be for:

- Two (2) Permanent Supportive Housing Projects as defined in the QAP;
- One (1) Project located in a Rural Area as defined in the QAP;
- One (1) Project located on Tribal lands as defined in the QAP;

unless Congress extends the 9% Credit Rate to 2014 LIHTCs.

The 2013 Non-Profit Set-Aside was satisfied through the forward allocation of 2013 LIHTCs in 2012, and would not apply in 2013 if the 9% credit rate is not extended to 2014 LIHTCs.

The Arizona Department of Housing will post Information Bulletin(s) on its website as updates become available on this issue.

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

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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS:** Rental Development

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

**INFORMATION BULLETIN No.** 02-13

**ISSUED:** January 18, 2012

**RE:** 2013 Qualified Allocation Plan

The Arizona Department of Housing has posted the Final Approved 2013 Qualified Allocation Plan (QAP) on its website at the following link

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

A redlined version showing the modifications made to the prior version is posted for informational purposes.

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



## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: STATE HOUSING FUND (SHF) and COMMUNITY  
DEVELOPMENT BLOCK GRANT (CDBG)**

**REGARDING FUNDING SOURCES: HOME, Housing Trust Fund and CDBG**

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### **INFORMATION BULLETIN No. 03-13**

**ISSUED: March 1, 2013**

**RE: STATE HOUSING FUND PROGRAM and COMMUNITY DEVELOPMENT BLOCK GRANT  
INCOME LIMITS EFFECTIVE March 15, 2013**

Attached are the 2013 income limits for the State Housing Fund (HOME and Housing Trust Fund) and Community Development Block Grant (CDBG) programs. These income limits are effective March 15, 2013. The tables are also available for download on the Forms & Handbooks page of our website, [www.azhousing.gov](http://www.azhousing.gov).

### **Arizona Department of Housing**

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2013 ARIZONA INCOME LIMITS

State of Arizona -- State Housing Fund and CDBG Programs

HOME, HTF and CDBG Program Income Limits

ARIZONA COUNTIES

Revised 2/22/13

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
<b>Flagstaff, AZ Coconino County</b> MEDIAN HOUSEHOLD	30%	<b>13100</b>	<b>14950</b>	<b>16800</b>	<b>18650</b>	<b>20150</b>	<b>21650</b>	<b>23150</b>	<b>24650</b>
	50% (Very Low-Income)	21750	24850	27950	31050	33550	36050	38550	41000
	60%	26100	29820	33540	37260	40260	43260	46260	49200
	80% (Low-Income)	34800	39800	44750	49700	53700	57700	61650	65650
<b>Lake Havasu City-Kingman, AZ Mohave County</b> MEDIAN HOUSEHOLD	30%	<b>10400</b>	<b>11850</b>	<b>13350</b>	<b>14800</b>	<b>16000</b>	<b>17200</b>	<b>18400</b>	<b>19550</b>
	50% (Very Low-Income)	17300	19750	22200	24650	26650	28600	30600	32550
	60%	20760	23700	26640	29580	31980	34320	36720	39060
	80% (Low-Income)	27650	31600	35550	39450	42650	45800	48950	52100
<b>Phoenix-Mesa-Glendale, AZ Maricopa - Pinal Counties</b> MEDIAN HOUSEHOLD	30%	<b>13300</b>	<b>15200</b>	<b>17100</b>	<b>18950</b>	<b>20500</b>	<b>22000</b>	<b>23500</b>	<b>25050</b>
	50% (Very Low-Income)	22100	25250	28400	31550	34100	36600	39150	41650
	60%	26520	30300	34080	37860	40920	43920	46980	49980
	80% (Low-Income)	35350	40400	45450	50500	54550	58600	62650	66700
<b>Prescott, AZ Yavapai County</b> MEDIAN HOUSEHOLD	30%	<b>11550</b>	<b>13200</b>	<b>14850</b>	<b>16450</b>	<b>17800</b>	<b>19100</b>	<b>20400</b>	<b>21750</b>
	50% (Very Low-Income)	19250	22000	24750	27450	29650	31850	34050	36250
	60%	23100	26400	29700	32940	35580	38220	40860	43500
	80% (Low-Income)	30750	35150	39550	43900	47450	50950	54450	57950
<b>Tucson, AZ Pima County</b> MEDIAN HOUSEHOLD	30%	<b>12600</b>	<b>14400</b>	<b>16200</b>	<b>17950</b>	<b>19400</b>	<b>20850</b>	<b>22300</b>	<b>23700</b>
	50% (Very Low-Income)	21000	24000	27000	29950	32350	34750	37150	39550
	60%	25200	28800	32400	35940	38820	41700	44580	47460
	80% (Low-Income)	33550	38350	43150	47900	51750	55600	59400	63250
<b>Yuma, AZ Yuma County</b> MEDIAN HOUSEHOLD	30%	<b>10350</b>	<b>11800</b>	<b>13300</b>	<b>14750</b>	<b>15950</b>	<b>17150</b>	<b>18300</b>	<b>19500</b>
	50% (Very Low-Income)	17250	19700	22150	24600	26600	28550	30550	32500
	60%	20700	23640	26580	29520	31920	34260	36660	39000
	80% (Low-Income)	27550	31500	35450	39350	42500	45650	48800	51950
: <b>Apache County</b> MEDIAN HOUSEHOLD	30%	<b>10350</b>	<b>11800</b>	<b>13300</b>	<b>14750</b>	<b>15950</b>	<b>17150</b>	<b>18300</b>	<b>19500</b>
	50% (Very Low-Income)	17250	19700	22150	24600	26600	28550	30550	32500
	60%	20700	23640	26580	29520	31920	34260	36660	39000
	80% (Low-Income)	27550	31500	35450	39350	42500	45650	48800	51950
: <b>Cochise County</b> MEDIAN HOUSEHOLD	30%	<b>11400</b>	<b>13000</b>	<b>14650</b>	<b>16250</b>	<b>17550</b>	<b>18850</b>	<b>20150</b>	<b>21450</b>
	50% (Very Low-Income)	18950	21650	24350	27050	29250	31400	33550	35750
	60%	22740	25980	29220	32460	35100	37680	40260	42900
	80% (Low-Income)	30350	34650	39000	43300	46800	50250	53700	57200

2013 ARIZONA INCOME LIMITS

ARIZONA COUNTIES

Revised 2/22/13

State of Arizona -- State Housing Fund and CDBG Programs

HOME, HTF and CDBG Program Income Limits

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +	
<b>: Gila County</b>		30%	<b>10400</b>	<b>11850</b>	<b>13350</b>	<b>14800</b>	<b>16000</b>	<b>17200</b>	<b>18400</b>	<b>19550</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17300	19750	22200	24650	26650	28600	30600	32550	
	60%	20760	23700	26640	29580	31980	34320	36720	39060	
	80% (Low-Income)	27650	31600	35550	39450	42650	45800	48950	52100	
<b>: Graham County</b>		30%	<b>10750</b>	<b>12250</b>	<b>13800</b>	<b>15300</b>	<b>16550</b>	<b>17750</b>	<b>19000</b>	<b>20200</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17850	20400	22950	25500	27550	29600	31650	33700	
	60%	21420	24480	27540	30600	33060	35520	37980	40440	
	80% (Low-Income)	28600	32650	36750	40800	44100	47350	50600	53900	
<b>: Greenlee County</b>		30%	<b>11550</b>	<b>13200</b>	<b>14850</b>	<b>16500</b>	<b>17850</b>	<b>19150</b>	<b>20500</b>	<b>21800</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	19250	22000	24750	27500	29700	31900	34100	36300	
	60%	23100	26400	29700	33000	35640	38280	40920	43560	
	80% (Low-Income)	30800	35200	39600	44000	47550	51050	54600	58100	
<b>: La Paz County</b>		30%	<b>10350</b>	<b>11800</b>	<b>13300</b>	<b>14750</b>	<b>15950</b>	<b>17150</b>	<b>18300</b>	<b>19500</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17250	19700	22150	24600	26600	28550	30550	32500	
	60%	20700	23640	26580	29520	31920	34260	36660	39000	
	80% (Low-Income)	27550	31500	35450	39350	42500	45650	48800	51950	
<b>: Navajo County</b>		30%	<b>10350</b>	<b>11800</b>	<b>13300</b>	<b>14750</b>	<b>15950</b>	<b>17150</b>	<b>18300</b>	<b>19500</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17250	19700	22150	24600	26600	28550	30550	32500	
	60%	20700	23640	26580	29520	31920	34260	36660	39000	
	80% (Low-Income)	27550	31500	35450	39350	42500	45650	48800	51950	
<b>: Santa Cruz County</b>		30%	<b>10350</b>	<b>11800</b>	<b>13300</b>	<b>14750</b>	<b>15950</b>	<b>17150</b>	<b>18300</b>	<b>19500</b>
MEDIAN HOUSEHOLD	50% (Very Low-Income)	17250	19700	22150	24600	26600	28550	30550	32500	
	60%	20700	23640	26580	29520	31920	34260	36660	39000	
	80% (Low-Income)	27550	31500	35450	39350	42500	45650	48800	51950	

## 2013 Information Bulletin

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

**INFORMATION BULLETIN No. 04-2013 ISSUED: March 28, 2013**  
**RE: NOTICE OF SECOND PUBLIC HEARING – 2013-2014 Annual Action Plan**

Notice is hereby given that on April 18, 2013 at 10:00 a.m., the Arizona Department of Housing and the Arizona Department of Economic Security will hold a second Public Hearing to discuss the draft 2013-2014 Annual Action Plan. Comments received from the first public hearing held on October 3, 2012 at the Arizona Housing Forum were incorporated in the draft Action Plan which will be discussed at this hearing.

The public hearing will be held at:

Arizona Department of Housing  
1110 West Washington Street, Suite 280 (ADOH Training Room on 2<sup>nd</sup> Floor)  
Phoenix, AZ 85007

The 2013-2014 Annual Action Plan is the annual update for the State of Arizona 2010-2014 Consolidated Plan which sets goals and objectives, determines priorities, describes activities, establishes outcomes and outlines the method of distribution for the use of approximately \$16 million in the following federal funds from the U.S. Department of Housing and Urban Development: Community Development Block Grant, HOME Investment Partnerships, Housing Opportunities for Persons with AIDS, and Emergency Solutions Grant programs. The Emergency Solutions Grant program is administered by the Arizona Department of Economic Security. These funds will be available for the program year which begins July 1, 2013 and ends June 30, 2014 for activities benefitting low income and special needs populations in the non-metropolitan areas of Arizona.

The Action Plan will be available for public review from April 1, 2013 through May 1, 2013 at the ADOH offices at 1110 West Washington Street, Suite 310, Phoenix, Arizona. To download a copy of the Annual Action Plan, visit our web site: [www.azhousing.gov](http://www.azhousing.gov), click on *Publications & Links*, then *Publications*.

Written comments and any questions regarding the Action Plan can be directed to:

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



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## The Arizona Department of Housing 2013 Information Bulletin

REGARDING PROGRAMS: CDBG HOME and LIHTC

REGARDING FUNDING SOURCES: CDBG and HOME

INFORMATION BULLETIN No. 05-13

ISSUED: April 2, 2013

RE: Revised Environmental Review Record Handbook and Forms

ADOH has revised the Environmental Review Record (ERR) Handbook and all of the forms needed to conduct an ERR. This handbook applies to all types of grantees using CDBG and HOME funding in all or a portion of their projects. All ADOH funded projects that have not begun the environmental review process must use this new format. In an effort to provide additional guidance ADOH has included examples for some of the forms.

The new handbook and forms can be downloaded from the ADOH website on the Handbooks page and at this [link](#).

Questions and/or comments should be directed to:

Andrew Rael  
Assistant Deputy Director of Programs  
(602) 771-1010 | [andrew.rael@azhousing.gov](mailto:andrew.rael@azhousing.gov)



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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 06-13**

**ISSUED: April 8, 2013**

**RE: 2013 LIHTC Allocation Available**

The Internal Revenue Service has released the allocation amounts for the 2013 Low Income Housing Tax Credit (LIHTC) year. Arizona will be allocated \$14,744,824 (6,553,255 population x \$2.25) in LIHTCs. Subtracting the \$6,947,564 that was forward allocated in 2012, the total LIHTC available in the 2013 LIHTC competitive round is \$7,797,260.

In addition, as a courtesy, this bulletin also announces that new clarifications to the 2013 QAP have been posted at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

**INFORMATION:** Jeanne Redondo  
Rental Programs Administrator  
[jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov) + (602) 771-1031



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

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

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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization**

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

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**INFORMATION BULLETIN No. 07-13**

**ISSUED: April 16, 2013**

**RE: FY2013 CDBG Regional Application Deadlines**

The Arizona Department of Housing (ADOH) has not yet been notified by the Department of Housing and Urban Development (HUD) of the amount of FY2013 CDBG funding available for the State of Arizona. As it appears the federal government is not yet close to approving the FY2013 federal budget, the regional application round due dates for the Community Development Block Grant Program will be extended as follows:

NACOG and SEAGO – July 1, 2013

CAAG and WACOG – August 1, 2013

ADOH recommends that all regional applications should anticipate a 5.2% reduction of funding from FY2012 funding levels. Your Council of Government representatives may be able to assist you with determining your approximate funding.

The Notice of Funding Availability (NOFA) for CDBG State Special Project (SSP) applications will be released shortly after ADOH has receiving HUD notification of its FY2013 CDBG allocation.

The Colonias Set Aside NOFA will soon be released with a tentative anticipated amount of funding available as the Colonias round must have at a minimum its FY2012 portion of the funding awarded by October 2013.

Your patience, understanding and flexibility in this matter are greatly appreciated.

Should you have additional questions please contact your CD&R Specialist or Kathy Blodgett, CD&R Programs Administrator at [kathy.blodgett@azhousing.gov](mailto:kathy.blodgett@azhousing.gov)



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Community Development and Revitalization**

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

**INFORMATION BULLETIN No. 08-13** **ISSUED: April 17, 2013**  
**RE: Revised CDBG Application Handbook and Forms Release**

The Arizona Department of Housing (ADOH) is pleased to announce the release of the CDBG Application Handbook (Rev. 4/13/13) and application forms.

The Handbook has been posted to the ADOH website on the Forms and Handbooks page at: <http://www.azhousing.gov/ShowPage.aspx?ID=387&CID=16>

Additionally, all application forms, certifications and sample resolutions have been posted to the ADOH website on the Community Revitalization page of the Forms and Handbooks tab at: <http://www.azhousing.gov/ShowPage.aspx?ID=449&CID=16>. These items have been made word format fillable for your ease and convenience. ADOH has provided samples of many of the forms to provide additional guidance for completion.

CDBG Eligible Applicants should review the revised handbook and forms to ensure proper submission of Regional, State Special Projects and Colonias applications.

If you have additional questions please contact your CD&R Specialist or Kathy Blodgett, CD&R Programs Administrator at [kathy.blodgett@azhousing.gov](mailto:kathy.blodgett@azhousing.gov).



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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 09-13**

**ISSUED: April 18, 2012**

**RE: 2013 LIHTC Application**

### **Questions and Clarifications**

Questions and requests for clarifications for the 2013 LIHTC round will be accepted until 5pm April 26, 2013.

### **Form 3**

ADOH has posted an updated version of Form 3 on its website at the following link. The update corrects three cells that were not calculating correctly.

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

In the event that you have already completed Form 3 you may make corrections to these three cells yourselves. The three cells in P5 of Form 3 that should be updated as follows, to ensure that all formulas work properly:

- In the cell for Total Taxes & Insurance type =SUM(Z23:Z26)
- In the cell for Total Operating Expenses type =SUM(Z14:Z26)
- In the cell below to the right of the Annual Replacement Reserve per Unit enter =P4!M64\*P3!L14

Each cell is highlighted in the posted form to allow applicants to find them quickly. It is not necessary to begin the entire Form 3 again, as these cells are not protected. Developers do not need to highlight them for ADOH.

### **Application Format**

Section 2.4 of the QAP states: "Applicant must submit one (1) hard copy, one (1) CD and one (1) electronic submittal, of the complete Application." This information bulletin clarifies the requirements for the CD and electronic submittal.

The CD shall include all documents provided in the hard copy of the application, including Tabs 1 – 28. If the files will not all fit onto one (1) CD, then additional CDs shall be provided as needed. Each file shall be provided in pdf format and labeled as follows: "Project Name – Tab 1", "Project Name – Tab 2", etc.

The Market Demand Study, the Appraisal and Capital Needs Assessment should be separate files on the CD and labeled as follows: "Project Name – Market Demand Study", "Project Name – Appraisal", etc.

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The electronic submittal through the portal shall include all Forms in .pdf format, labeled as follows:  
“Project Name – Form 2”, “Project Name – Form 2-1”, “Project Name – Form 3”, etc.

With the exception of the forms, ADOH will not require that the balance of the application be submitted through the portal. The portal is located at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=468>

**INFORMATION:** Jeanne Redondo, Rental Programs Administrator +  
[jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov) + (602) 771-1031.



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS:** Community Development and Revitalization

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

**INFORMATION BULLETIN No. 10-13**

**ISSUED: April 19, 2013**

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

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

For FY 2012 and FY2013, the Arizona Department of Housing (ADOH) expects to allocate approximately \$1.7 million in Community Development Block Grant (CDBG) Program combined funds to Colonias Set Aside Projects. The FY 2012/2013 Colonias Set Aside funds will be distributed in one competitive funding round and the application submission deadline is September 16, 2013 at 4 p.m.

The Application Process for the Colonias funding allocation is described in Section 6 of the CDBG Application Handbook (revised April 2013) with any changes or additional requirements outlined in this Notice. The CDBG Application Handbook and Colonias Set Aside Rating Tool form can be obtained from the ADOH website. Links to the specific pages are located further on in this Notice.

### **COLONIAS SET ASIDE PROJECTS INFORMATION**

#### **Eligible Applicants**

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

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

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

Attached to this NOFA is the list of Colonias designated by ADOH as of April 1, 2013. Additional designated Colonias may be added to this list periodically. Applicants unsure of their Colonias designation are encouraged to contact ADOH staff prior to application submission to determine their

eligibility. ADOH will accept colonia certification/designation documentation until July 16, 2013 to establish eligibility to participate in this NOFA application round.

### **Eligible Activities and Application Requirements**

Applicants should consult the CDBG Application Handbook (Revised April 2013) which can be accessed and/or downloaded from the Forms and Handbooks page of the Department's website at:

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

### **Threshold Issues and Application Requirements**

To qualify for funding under this notice, applicants *must* submit all project application forms and all elements required for Colonias set aside funding in Section 6 of the CDBG Application Handbook (Revised April 2013).

### **Selection of Project Awards**

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

The goals of the rating system are as follows:

- Ensure fairness in competition for the grants;
- Increase the objectivity of the reviews.

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

The Colonias Set Aside Rating Tool form along with a Completeness Review form can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=449&CID=16>.

Please review this NOFA, CDBG Application Handbook (Revised April 2013), Colonias Rating Tool, and the Completeness Form to ensure that your application has supplied all relevant information under each criterion and may obtain the maximum points available to your type of project.

### **Selection Notification**

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

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

### **Maximum Grant Amount**

The maximum grant available including administrative funding under this notice cannot exceed the total amount of the Colonias Set Aside for FY2012/2013 as determined by HUD thru its formula allocation to the State of Arizona. Funds unexpended at contract termination shall be returned to ADOH.

## APPLICATION TIMELINE

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

Application Handbook release:	April 2013
NOFA release:	April 19, 2013
Application Deadline:	September 16, 2013, 4:00 p.m.

## APPLICATION SUBMITTAL

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

Applications must be received by ADOH no later than **Monday, September 16, 2013 by 4:00 p.m.** Applications will be considered received if one of the following indicates a date and time no later than the application due date:

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

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

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



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

## State of ARIZONA –Department of Housing’s - Designated Colonias As of April 1, 2013 (excluding Maricopa and Pinal Counties)

### Cochise County:

- Benson – Patrick Dr./Valley View Neighborhood
- Benson – Prickly Pear/Cactus Neighborhood
- Bisbee – Bakerville Neighborhood
- Bisbee – Tintown Neighborhood
- Douglas – Census Tract 9 (Original Townsite)
- Tombstone

#### Unincorporated Areas:

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

### Gila County:

- Miami

### Graham County:

- Pima

#### Unincorporated Areas:

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

### Greenlee County:

- Clifton
- Duncan (including Hunter Estates Annex)

### Pima County:

- Marana – Adonis Neighborhood
- Marana – Berry Acres Neighborhood
- Marana – Honea Heights Neighborhood
- Marana – Marana Estates Neighborhood
- Marana – Marana Vista Estates Neigh.
- Marana – Price Lane Neighborhood
- Marana – Yoem Pueblo/Sandario Neigh.
- South Tucson

### Santa Cruz County:

- Patagonia
- Nogales – Nogalitos Neighborhood
- Nogales – East Quadrant Neigh.
- Nogales – West Quadrant Neigh.

#### Unincorporated Areas:

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

### Yuma County:

- Wellton – historic townsite

#### Unincorporated Areas:

- Avenue B & C
- Dateland
- Donovan Estates
- Drysdale
- El Prado Estates
- Gadsden
- Orange Grove Mobile Manor
- Padre Ranchitos
- Rancho Mesa Verde Units 1-3
- Speese Addition
- Tacna
- Wall Lane

#### Colonias located on Tribal Land:

Native American tribes have various colonias designated within their boundaries.

- Cocopah Indian Reservation
- Gila River Indian Community

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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 11-13**

**ISSUED: April 30, 2013**

**RE: 2013 LIHTC Application Upload Confirmation**

### Application Upload

Section 2.5(B) of the QAP states that applicants must submit “both the e-mail confirmation received by the Applicant from the ADOH and evidence of the electronic submittal in the form of an email receipt issued by ADOH which follows a successful upload.” Please be advised that the ADOH Portal will provide only one email to confirm that your upload was successful. The email will show the last document that was uploaded, and should be placed in the front of your application.

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

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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: Multifamily Revenue Bonds**

**INFORMATION BULLETIN No. 12-13**

**ISSUED: May 9, 2013**

**RE: 2013 Bond Application**

ADOH has posted an updated Multifamily Revenue Bond Procedural Guidelines as well as an updated version of the Bond Application on its website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=457&CID=16>

**INFORMATION:** Jeanne Redondo, Rental Programs Administrator

[jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov) (602) 771-1031.



## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: STATE HOUSING FUND (SHF) and COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**REGARDING FUNDING SOURCES: HOME, Housing Trust Fund and CDBG**

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

**ISSUED: May 9, 2013**

**RE: STATE HOUSING FUND PROGRAM and COMMUNITY DEVELOPMENT BLOCK GRANT RENT LIMITS EFFECTIVE JUNE 1, 2013**

Attached are the 2013 rent limits for the State Housing Fund (HOME and Housing Trust Fund) and Community Development Block Grant (CDBG) programs as well as the rent limits that apply to the State Housing Fund Program only. These rent limits are effective June 1, 2013. The tables are also available for download on the Forms & Handbooks page of our website, [www.azhousing.gov](http://www.azhousing.gov).

### **Arizona Department of Housing**

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2013 ARIZONA RENT LIMITS

ARIZONA COUNTIES

Revised 5/9/13

State of Arizona -- State Housing Fund and CDBG Programs

HOME, HTF and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>Flagstaff, AZ Coconino County</b>	LOW HOME RENT	570	611	733	846	944	1041	1139
	HIGH HOME RENT	721	775	931	1067	1170	1273	1376
<b>For information only:</b>	Fair Market Rent	<b>733</b>	<b>852</b>	<b>1066</b>	<b>1353</b>	<b>1724</b>	<b>1983</b>	<b>2241</b>
	50% Rent Limit	551	590	708	818	912	1006	1100
	65% Rent Limit	696	748	899	1030	1129	1227	1326
<b> </b>								
<b>Lake Havasu City - Kingman Mohave County</b>	LOW HOME RENT	493	529	634	734	818	902	988
	HIGH HOME RENT	573	645	768	921	1007	1093	1179
<b>For information only:</b>	Fair Market Rent	<b>488</b>	<b>603</b>	<b>769</b>	<b>1043</b>	<b>1206</b>	<b>1387</b>	<b>1568</b>
	50% Rent Limit	448	480	576	665	742	819	896
	65% Rent Limit	564	605	728	832	909	984	1060
<b> </b>								
<b>Phoenix, AZ Maricopa/Pinal Counties</b>	LOW HOME RENT	581	623	747	863	963	1063	1162
	HIGH HOME RENT	631	753	915	1089	1195	1300	1404
<b>For information only:</b>	Fair Market Rent	<b>560</b>	<b>706</b>	<b>873</b>	<b>1286</b>	<b>1502</b>	<b>1727</b>	<b>1953</b>
	50% Rent Limit	581	623	747	863	963	1063	1162
	65% Rent Limit	736	790	949	1089	1195	1300	1404
<b> </b>								
<b>Prescott, AZ Yavapai County</b>	LOW HOME RENT	505	541	650	750	837	923	1009
	HIGH HOME RENT	607	661	819	941	1030	1118	1207
<b>For information only:</b>	Fair Market Rent	<b>571</b>	<b>648</b>	<b>819</b>	<b>1207</b>	<b>1276</b>	<b>1467</b>	<b>1659</b>
	50% Rent Limit	505	541	650	750	837	923	1009
	65% Rent Limit	636	683	822	941	1030	1118	1207
<b> </b>								
<b>Tucson, AZ Pima County</b>	LOW HOME RENT	491	566	680	785	876	966	1057
	HIGH HOME RENT	491	614	826	987	1081	1175	1268
<b>For information only:</b>	Fair Market Rent	<b>491</b>	<b>614</b>	<b>826</b>	<b>1213</b>	<b>1443</b>	<b>1659</b>	<b>1876</b>
	50% Rent Limit	528	566	680	785	876	966	1057
	65% Rent Limit	668	716	862	987	1081	1175	1268

2013 ARIZONA RENT LIMITS

ARIZONA COUNTIES

Revised 5/9/13

State of Arizona -- State Housing Fund and CDBG Programs

HOME, HTF and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>Yuma, AZ Yuma County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	540	580	698	799	871	942	1014
<b>For information only:</b>	Fair Market Rent	<b>553</b>	<b>591</b>	<b>780</b>	<b>1149</b>	<b>1316</b>	<b>1513</b>	<b>1711</b>
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	540	580	698	799	871	942	1014
<b>: Apache County</b>								
	LOW HOME RENT	424	461	553	640	713	788	861
	HIGH HOME RENT	424	517	637	784	871	942	1014
<b>For information only:</b>	Fair Market Rent	<b>379</b>	<b>463</b>	<b>626</b>	<b>784</b>	<b>942</b>	<b>1083</b>	<b>1225</b>
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	540	580	698	799	871	942	1014
<b>: Cochise County</b>								
	LOW HOME RENT	490	525	630	726	811	895	978
	HIGH HOME RENT	551	594	745	912	998	1082	1166
<b>For information only:</b>	Fair Market Rent	<b>551</b>	<b>569</b>	<b>712</b>	<b>1028</b>	<b>1261</b>	<b>1450</b>	<b>1639</b>
	50% Rent Limit	490	525	630	726	811	895	978
	65% Rent Limit	616	662	797	912	998	1082	1166
<b>: Gila County</b>								
	LOW HOME RENT	440	471	567	657	735	810	885
	HIGH HOME RENT	549	584	719	823	898	972	1046
<b>For information only:</b>	Fair Market Rent	<b>520</b>	<b>541</b>	<b>729</b>	<b>1053</b>	<b>1235</b>	<b>1420</b>	<b>1606</b>
	50% Rent Limit	432	463	555	641	715	789	862
	65% Rent Limit	541	581	699	800	873	944	1016
<b>: Graham County</b>								
	LOW HOME RENT	446	478	573	663	740	816	892
	HIGH HOME RENT	481	556	671	829	905	980	1054
<b>For information only:</b>	Fair Market Rent	<b>387</b>	<b>546</b>	<b>650</b>	<b>958</b>	<b>961</b>	<b>1105</b>	<b>1249</b>
	50% Rent Limit	446	478	573	663	740	816	892
	65% Rent Limit	561	603	724	829	905	980	1054

2013 ARIZONA RENT LIMITS

ARIZONA COUNTIES

Revised 5/9/13

State of Arizona -- State Housing Fund and CDBG Programs

HOME, HTF and CDBG Program Rent Limits

		EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
<b>: Greenlee County</b>								
	LOW HOME RENT	446	463	626	736	822	908	994
	HIGH HOME RENT	446	463	626	884	962	1062	1163
<b>For information only:</b>	Fair Market Rent	<b>446</b>	<b>463</b>	<b>626</b>	<b>780</b>	<b>837</b>	<b>963</b>	<b>1088</b>
	50% Rent Limit	487	521	626	723	806	890	973
	65% Rent Limit	614	659	792	906	991	1076	1159
<b>: La Paz County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	483	500	677	799	871	942	1014
<b>For information only:</b>	Fair Market Rent	<b>483</b>	<b>500</b>	<b>677</b>	<b>843</b>	<b>1051</b>	<b>1209</b>	<b>1366</b>
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	540	580	698	799	871	942	1014
<b>: Navajo County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	498	530	679	799	871	942	1014
<b>For information only:</b>	Fair Market Rent	<b>498</b>	<b>502</b>	<b>679</b>	<b>958</b>	<b>967</b>	<b>1112</b>	<b>1257</b>
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	540	580	698	799	871	942	1014
<b>: Santa Cruz County</b>								
	LOW HOME RENT	431	461	553	640	713	788	861
	HIGH HOME RENT	483	546	677	799	871	942	1014
<b>For information only:</b>	Fair Market Rent	<b>483</b>	<b>546</b>	<b>677</b>	<b>854</b>	<b>1199</b>	<b>1379</b>	<b>1559</b>
	50% Rent Limit	431	461	553	640	713	788	861
	65% Rent Limit	540	580	698	799	871	942	1014

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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 14-13**

**ISSUED: May 10, 2013**

**RE: List of 2013 LIHTC Applications Received**

The list of applications received in response to the 2013 Qualified Allocation Plan is attached to this bulletin and posted on the ADOH website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

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

As stated at the QAP workshop held on January 23, 2013 and later in the clarifications to the QAP, ADOH intends to post a list of reservations on or about August 1, 2013.

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



**Arizona Department of Housing  
Low Income Housing Tax Credit Program  
2013 Competitive Round Applications Received**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP				
<b>REQUESTED CONSIDERATION UNDER SET ASIDE FOR SUPPORTIVE HOUSING - CHRONICALLY HOMELESS INDIVIDUALS WITH A PREFERENCE FOR VETERANS</b>												
TC-0750-13	191	Escobedo at Verde Vista Phase II 125 E. University Drive Mesa, AZ 85201	Escobedo at Verde Vista II, LLC <b>Gorman &amp; Company, Inc.</b>	Maricopa	62	62	0	0	13	Acq/Demo	\$12,583,417	\$1,347,920
TC-0747-13	181	Amity Residences for Veterans 5101 South Liberty Avenue Tucson, AZ 85706	Amity Residences for Veterans LLC <b>Epidaurus dba Amity Foundation</b>	Pima	65	65	0	0	3	New Const and Acq/Rehab	\$10,418,470	\$1,118,382
TC-0741-13	156	Victory Place Phase IV 3280 S 9th Street, 822 & 828 E. Jones Ave Phoenix, AZ 85404	Cloudbreak Phoenix IV, LP <b>Cloudbreak Phoenix, LLC</b>	Maricopa	96	96	0	2	2	New Constr	\$12,676,738	\$1,213,387
<b>REQUESTED CONSIDERATION UNDER SET ASIDE FOR SUPPORTIVE HOUSING - CHRONICALLY HOMELESS INDIVIDUALS AND/OR CHRONICALLY HOMELESS FAMILIES</b>												
TC-0740-13	200	La Mesita - Phase 3 2254 W. Main Street Mesa, AZ 85201	La Mesita Apartments Phase 3, LP <b>A New Leaf, Inc.</b>	Maricopa	60	60	0	1	4	New Constr	\$10,777,840	\$1,151,591
TC-0750-13	191	Escobedo at Verde Vista Phase II 125 E. University Drive Mesa, AZ 85201	Escobedo at Verde Vista II, LLC <b>Gorman &amp; Company, Inc.</b>	Maricopa	62	62	0	0	13	Acq/Demo	\$12,583,417	\$1,347,920
TC-0747-13	181	Amity Residences for Veterans 5101 South Liberty Avenue Tucson, AZ 85706	Amity Residences for Veterans LLC <b>Epidaurus dba Amity Foundation</b>	Pima	65	65	0	0	3	New Const and Acq/Rehab	\$10,418,470	\$1,118,382
TC-0736-13	160	North Mountain Village Apartments 10825 N. Cave Creek Road Phoenix, AZ 85020	UMOM Housing III LLC <b>Helping Hands Housing Services</b>	Maricopa	48	48	0	0	5	Acq/Demo	\$9,278,915	\$962,926
<b>REQUESTED CONSIDERATION UNDER RURAL SET ASIDE</b>												
TC-0739-13	191	Crossing Point Villas Seventh Street & Railroad Avenue Sierra Vista, AZ 85635	Crossing Point Villas, L.P. <b>La Frontera Partners, Inc.</b>	Cochise	60	60	0	0	61	New Constr	\$11,724,500	\$1,227,390
TC-0749-13	184.5	Sun Ray Family Apartments South Side of Hohokam Drive & Hopi Drive Douglas, AZ 85607	Cochise Pacific Associates <b>Pacific West Communities, Inc.</b>	Cochise	57	56	0	1	6	New Constr	\$11,067,215	\$1,154,603
TC-0757-13	181	Bowman Senior Residences 229 N. Grand Avenue Nogales, AZ 85621	Bowman Senior Residences, LLC <b>Gorman &amp; Company, Inc.</b>	Santa Cruz	48	48	0	0	1	Acq/Demo	\$10,255,239	\$1,025,224
TC-0766-13	176	Bella Casitas, LP 4575 E. Charleston Road Sierra Vista, AZ 85635	Bella Casitas, LP <b>Hope Development, LLC</b>	Cochise	60	60	0	0	13	New Constr	\$10,961,686	\$1,151,139
TC-0758-13	176	Las Brisas Sunset Apartments Corner of Mari & Rio Seco Street San Luis, AZ 85349	Las Brisas Apartments (San Luis), LP <b>Comite De Bien Estar, Inc.</b>	Yuma	64	64	0	1	65	New Constr	\$8,619,313	\$826,006
TC-0762-13	176	Mirabella Apartments West 30th Street Yuma, AZ 85364	Mirabella Housing, LLC <b>Bethel Development, Inc.</b>	Yuma	80	80	0	0	11	New Constr	\$13,750,414	\$1,377,792



**Arizona Department of Housing  
Low Income Housing Tax Credit Program  
2013 Competitive Round Applications Received**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP				
TC-0751-13	176	Mountainside Village Apartments 2252 N. Izabel Street Flagstaff, AZ 86004	Mountainside Village/Flagstaff LP <b>WESCAP Development, LLC</b>	Coconino	81	81	0	1	11	Acq/Rehab	\$15,043,642	\$1,370,044
TC-0764-13	175	Highland Square Senior Apartments SEC of Candy Lane and Mingus Avenue Cottonwood, AZ 86326	FSL St. Monica Villas, L.P. 1201 East Thomas Road Phoenix, AZ 85014	Yavapai	60	60	0	0	1	New Constr	\$9,082,858	\$897,024
TC-0763-13	175	Parkcrest Village Apartments 3300 Harrison Street Kingman, AZ 86409	Kingman Housing, LLC <b>Bethel Development, Inc.</b>	Mohave	80	80	0	0	11	Acq/Rehab	\$9,741,207	\$743,941
TC-0759-13	174.5	Santa Fe Springs II SE Corner of 4th Ave & Denman Ave Sierra Vista, AZ 85635	SFS Partners, LP <b>Walling Affordable Communities, LP</b>	Cochise	30	30	0	0	5	New Constr	\$6,795,254	\$712,526
TC-0735-13	167	Arizona Triangle Apartments 100 Navajo Drive Bisbee, AZ 85603	Arizona Triangle Apartments, LLC <b>Chrisman Development, Inc.</b>	Cochise	69	69	0	0	3	Acq/Rehab	\$9,467,874	\$680,720
TC-0760-13	166	Casa Bella Townhomes 499 S. Carmichael Avenue Sierra Vista, AZ 85635	Casa Bella Partners Limited Partnership <b>Glennmark Construction, Inc.</b>	Cochise	88	88	0	0	23	Acq/Rehab	\$16,835,911	\$1,500,000
TC-0748-13	150	Apache Junction Villas 235 W. Tepee Street Apache Junction, AZ 85120	Apache Junction Villas, LLC <b>Adams Construction &amp; Management Company, Inc.</b>	Pinal	52	52	0	2	27	New Constr	\$8,426,866	\$901,057
TC-0737-13	139	San Carlos Homes VII Various addresses in the existing Moonbase Subdivision Peridot, AZ 85542	San Carlos Limited Partnership #7 <b>San Carlos Housing Authority</b>	Graham	77	77	0	0	70	New Const and Acq/Rehab	\$13,193,811	\$1,255,489
<b>REQUESTED CONSIDERATION UNDER TRIBAL SET-ASIDE</b>												
TC-0738-13	150	WMAHA Homes VI Various addresses in Fort Apache and Whiteriver Ft. Apache/Whiteriver, AZ 85926	WMAHA Limited Partnership #6 <b>White Mountain Apache Housing Authority</b>	Gila	46	46	0	0	46	New Const and Acq/Rehab	\$7,700,298	\$759,563
TC-0737-13	139	San Carlos Homes VII Various addresses in the existing Moonbase Subdivision Peridot, AZ 85542	San Carlos Limited Partnership #7 <b>San Carlos Housing Authority</b>	Graham	77	77	0	0	70	New Const and Acq/Rehab	\$13,193,811	\$1,255,489
<b>GENERAL POOL</b>												
TC-0744-13	206	Landmark Senior Living 8280 N. 59th Avenue Glendale, AZ 85302	Landmark Senior Living, LP <b>Native American Connections, Inc.</b>	Maricopa	52	52	0	1	3	New Constr	\$8,007,066	\$822,484
TC-0740-13	200	La Mesita - Phase 3 2254 W. Main Street Mesa, AZ 85201	La Mesita Apartments Phase 3, LP <b>A New Leaf, Inc.</b>	Maricopa	60	60	0	1	4	New Constr	\$10,777,840	\$1,151,591
TC-0746-13	191	El Rancho 719 E. Main Street Mesa, AZ 85203	El Rancho Affordable Housing L.P. <b>CDP Affordable Housing Corp</b>	Maricopa	66	66	0	1	1	Acq/Demo	\$13,565,810	\$1,386,546

**Arizona Department of Housing  
Low Income Housing Tax Credit Program  
2013 Competitive Round Applications Received**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP				
TC-0739-13	191	Crossing Point Villas Seventh Street & Railroad Avenue Sierra Vista, AZ 85635	Crossing Point Villas, L.P. <b>La Frontera Partners, Inc.</b>	Cochise	60	60	0	0	61	New Constr	\$11,724,500	\$1,227,390
TC-0750-13	191	Escobedo at Verde Vista Phase II 125 E. University Drive Mesa, AZ 85201	Escobedo at Verde Vista II, LLC <b>Gorman &amp; Company, Inc.</b>	Maricopa	62	62	0	0	13	Acq/Demo	\$12,583,417	\$1,347,920
TC-0765-13	186	Arizona Sun Apartments 1895 E. Don Carlos Apartments Tempe, AZ 85281	Arizona Sun Apartments LLC <b>Thomas Development Co.</b>	Maricopa	57	57	0	0	4	Acq/Rehab	\$9,794,654	\$712,499
TC-0755-13	185	Sycamore Station Apartments 1830 W. Main Street Mesa, AZ 85201	Sycamore Station Fund LLC <b>AMCAL Enterprises, Inc.</b>	Maricopa	82	82	0	1	4	New Constr	\$17,694,684	\$1,500,000
TC-0749-13	184.5	Sun Ray Family Apartments South Side of Hohokam Drive & Hopi Drive Douglas, AZ 85607	Cochise Pacific Associates <b>Pacific West Communities, Inc.</b>	Cochise	57	56	0	1	6	New Constr	\$11,067,215	\$1,154,603
TC-0752-13	181	Algarve Apartments 950 West Main Street Mesa, AZ 85201	Algarve Partners Limited Partnership <b>Glennmark Construction, Inc.</b>	Maricopa	78	78	0	0	8	Acq/Rehab	\$13,621,457	\$1,299,968
TC-0756-13	181	Park Central Villas 413-429 W. Osborn Road Phoenix, AZ 85013	Park Central Villas, LLC <b>Gorman &amp; Company, Inc.</b>	Maricopa	59	59	0	0	1	Acq/Demo	\$11,606,948	\$1,104,331
TC-0757-13	181	Bowman Senior Residences 229 N. Grand Avenue Nogales, AZ 85621	Bowman Senior Residences, LLC <b>Gorman &amp; Company, Inc.</b>	Santa Cruz	48	48	0	0	1	Acq/Demo	\$10,255,239	\$1,025,224
TC-0747-13	181	Amity Residences for Veterans 5101 South Liberty Avenue Tucson, AZ 85706	Amity Residences for Veterans LLC <b>Epidaurus dba Amity Foundation</b>	Pima	65	65	0	0	3	New Const and Acq/Rehab	\$10,418,470	\$1,118,382
TC-0766-13	176	Bella Casitas, LP 4575 E. Charleston Road Sierra Vista, AZ 85635	Bella Casitas, LP <b>Hope Development, LLC</b>	Cochise	60	60	0	0	13	New Constr	\$10,961,686	\$1,151,139
TC-0742-13	176	El Caro Senior Residences 8025 N. 21st Avenue Phoenix, AZ 85021	El Caro Senior Residences, LLC <b>LIH Development, LLC</b>	Maricopa	102	102	0	0	3	New Constr	\$15,435,863	\$1,471,946
TC-0753-13	176	Frank Luke Addition, Phase II Corners of E Villa, N 18th & E. McKinley Streets Phoenix, AZ 85006	PERC II Frank Luke Addition LLC <b>Phoenix East Revitalization Corporation II</b>	Maricopa	56	56	0	0	11	New Constr	\$14,800,176	\$1,385,000
TC-0754-13	176	Frank Luke Addition, Phase III A portion of land bet E Villa, E McKinley, N 16th & N 18th Streets Phoenix, AZ 85006	PERC III Frank Luke Addition LLC <b>Phoenix East Revitalization Corporation III</b>	Maricopa	74	74	0	0	9	New Constr	\$15,688,905	\$1,450,000
TC-0745-13	176	Las Casitas 1930 W. Van Buren Street Phoenix, AZ 85009	Van Buren Affordable Housing L.P. <b>CDP Affordable Housing Corp</b>	Maricopa	26	26	0	1	14	Acq/Demo	\$6,609,193	\$660,043



**Arizona Department of Housing  
Low Income Housing Tax Credit Program  
2013 Competitive Round Applications Received**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP				
TC-0758-13	176	Las Brisas Sunset Apartments Corner of Mari & Rio Seco Street San Luis, AZ 85349	Las Brisas Apartments (San Luis), LP <b>Comite De Bien Estar, Inc.</b>	Yuma	64	64	0	1	65	New Constr	\$8,619,313	\$826,006
TC-0762-13	176	Mirabella Apartments West 30th Street Yuma, AZ 85364	Mirabella Housing, LLC <b>Bethel Development, Inc.</b>	Yuma	80	80	0	0	11	New Constr	\$13,750,414	\$1,377,792
TC-0751-13	176	Mountainside Village Apartments 2252 N. Izabel Street Flagstaff, AZ 86004	Mountainside Village/Flagstaff LP <b>WESCAP Development, LLC</b>	Coconino	81	81	0	1	11	Acq/Rehab	\$15,043,642	\$1,370,044
TC-0764-13	175	Highland Square Senior Apartments SEC of Candy Lane and Mingus Avenue Cottonwood, AZ 86326	FSL St. Monica Villas, L.P. 1201 East Thomas Road Phoenix, AZ 85014	Yavapai	60	60	0	0	1	New Constr	\$9,082,858	\$897,024
TC-0763-13	175	Parkcrest Village Apartments 3300 Harrison Street Kingman, AZ 86409	Kingman Housing, LLC <b>Bethel Development, Inc.</b>	Mohave	80	80	0	0	11	Acq/Rehab	\$9,741,207	\$743,941
TC-0759-13	174.5	Santa Fe Springs II SE Corner of 4th Ave & Denman Ave Sierra Vista, AZ 85635	SFS Partners, LP <b>Walling Affordable Communities, LP</b>	Cochise	30	30	0	0	5	New Constr	\$6,795,254	\$712,526
TC-0735-13	167	Arizona Triangle Apartments 100 Navajo Drive Bisbee, AZ 85603	Arizona Triangle Apartments, LLC <b>Chrisman Development, Inc.</b>	Cochise	69	69	0	0	3	Acq/Rehab	\$9,467,874	\$680,720
TC-0761-13	166	Guadalupe Barrio Nuevo Apartments 5805 East Calle Fortunato Serrano Guadalupe, AZ 85283	Guadalupe Barrio Nuevo Apartments LIHTC, L.P. <b>Tiempo, Inc.</b>	Maricopa	60	60	0	0	31	Acq/Rehab	\$10,489,110	\$849,089
TC-0760-13	166	Casa Bella Townhomes 499 S. Carmichael Avenue Sierra Vista, AZ 85635	Casa Bella Partners Limited Partnership <b>Glennmark Construction, Inc.</b>	Cochise	88	88	0	0	23	Acq/Rehab	\$16,835,911	\$1,500,000
TC-0743-13	160	Vista Village 5020 N. 23rd Avenue Phoenix, AZ 85015	Vista Village, L.P. <b>Englewood Development Company, Inc.</b>	Maricopa	63	63	0	1	1	New Constr	\$10,218,238	\$1,032,128
TC-0736-13	160	North Mountain Village Apartments 10825 N. Cave Creek Road Phoenix, AZ 85020	UMOM Housing III LLC <b>Helping Hands Housing Services</b>	Maricopa	48	48	0	0	5	Acq/Demo	\$9,278,915	\$962,926
TC-0741-13	156	Victory Place Phase IV 3280 S 9th Street, 822 & 828 E. Jones Ave Phoenix, AZ 85404	Cloudbreak Phoenix IV, LP <b>Cloudbreak Phoenix, LLC</b>	Maricopa	96	96	0	2	2	New Constr	\$12,676,738	\$1,213,387
TC-0748-13	150	Apache Junction Villas 235 W. Tepee Street Apache Junction, AZ 85120	Apache Junction Villas, LLC <b>Adams Construction &amp; Management Company, Inc.</b>	Pinal	52	52	0	2	27	New Constr	\$8,426,866	\$901,057
TC-0738-13	150	WMAHA Homes VI Various addresses in Fort Apache and Whiteriver Ft. Apache/Whiteriver, AZ 85926	WMAHA Limited Partnership #6 <b>White Mountain Apache Housing Authority</b>	Gila	46	46	0	0	46	New Const and Acq/Rehab	\$7,700,298	\$759,563



**Arizona Department of Housing**  
**Low Income Housing Tax Credit Program**  
**2013 Competitive Round Applications Received**

ADOH PROJECT #	SELF SCORE	PROJECT NAME & ADDRESS	OWNERSHIP & DEVELOPER	COUNTY	UNITS				# OF BLDGS	PROJECT TYPE	PROJECT COST	TAX CREDIT REQUESTED
					TOTAL	LIHTC	MKT	EMP				
TC-0737-13	139	San Carlos Homes VII Various addresses in the existing Moonbase Subdivision Peridot, AZ 85542	San Carlos Limited Partnership #7 <b>San Carlos Housing Authority</b>	Graham	77	77	0	0	70	New Const and Acq/Rehab	\$13,193,811	\$1,255,489
<b>TOTAL:</b>					<b>2058</b>	<b>2057</b>	<b>0</b>	<b>13</b>	<b>471</b>	<b>GRAND TOTAL:</b>		<b>\$ 35,050,758</b>



## The Arizona Department of Housing 2013 Information Bulletin

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

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

**INFORMATION BULLETIN No. 15-13**

**ISSUED: May 30, 2013**

**RE: Federal Fiscal Year 2013 Formula Allocations for CDBG, HOME, HOPWA and ESG in compliance with Program Year Annual Action Plan FY2013-2014**

The Arizona Department of Housing used approximate funding amounts in its draft 2013-2014 Annual Action Plan because HUD had not yet provided the final allocation amounts for Federal Fiscal Year 2013. Final amounts were provided by HUD as of today and are listed below. The method of distribution for these funding sources remains unchanged from the 2013-2014 Annual Action Plan.

**CDBG**

The total FFY2013 CDBG allocation is \$9,560,059. The State retains 2% plus \$100,000 or \$291,201 for administration and 1% or \$95,601 for technical assistance activities. Additionally HUD mandates that the state expend 10% of its total allocation or \$956,006 for projects located in areas designated as Colonias. The remaining adjusted allocation is divided into 85% or \$6,984,663 for Regional and 15% or \$1,232,558 for State Special Projects (SSP).

The COG Regional allocation is as follows:

CDBG Allocation by COG Region	2013 Allocation Amount	2013 Allocation Share
NACOG	\$ 1,610,324	23.0551420%
WACOG	\$ 2,096,436	30.0148470%
CAAG	\$ 1,904,126	27.2615360%
SEAGO	\$ 1,373,777	19.6684750%
<b>Total Allocation to Rural COGs</b>	<b>\$ 6,984,663</b>	<b>100%</b>

Both the Colonias and SSP set-asides are accessed through competitive applications. The Colonias Set-Aside application round was previously announced through a Notice of

Funding Availability (NOFA) on April 19, 2013. The CDBG SSP competitive application round will be announced thru a future NOFA.

### **HOME**

The total FFY2013 HOME allocation is \$4,357,825 of which 15% or \$653,674 must be set aside for Community Housing Development Organization (CHDO) project funding. The HOME method of distribution for all funds will be available statewide through a competitive application process. NOFAs are distributed throughout the year and include information describing the specific activities to be funded and amount of funding available for those activities.

### **HOPWA**

The total FFY2013 HOPWA allocation is \$221,444. A total of 10% or \$22,144 of the grant award will be used for administration of which the state retains 3% (\$6,643) and the remaining 7% (\$15,501) will be used by project sponsors. The remaining 90% or \$199,300 of the grant award will be spent on direct service provision through housing providers in the 13 non-entitlement counties.

### **ESG**

The total FFY2013 ESG allocation is \$1,203,097 which is administered by the Arizona Department of Economic Security (DES). A total of 7.5% or \$90,232 is retained by DES for administration. The remaining 92.5% or \$1,112,865 will be used for ESG eligible activities to benefit persons experiencing homelessness.

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



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## The Arizona Department of Housing 2013 Information Bulletin

REGARDING PROGRAMS: CDBG HOME and LIHTC

REGARDING FUNDING SOURCES: CDBG and HOME

**INFORMATION BULLETIN No. 16-13**

**ISSUED: June 12, 2013**

**RE: Revised Environmental Review Record Handbook and Forms**

ADOH has made the following changes to the ERR Handbook and ERR Forms:

1. Page 19, Section 7.1, E-P.2 has been changed to E-P.6.
2. Page 70, E.3 Level of Environmental Review, Item D. "Downgraded to Exempt" has been deleted as it does not apply. Only projects that are Categorically Excluded and subject to 24 CFR 58.5 can be downgraded to exempt.

These changes apply going forward from this date and do not require repeating tasks already completed.

The new ERR Handbook and Forms can be downloaded from the ADOH website on the Handbooks page and at this [link](#). Both the ERR Handbook and Forms have revision dates stated on the web page and the document itself. Please check revision dates to ensure you are using the latest versions.

Questions and/or comments should be directed to:

Kathy Blodgett  
Community Development and Revitalization Administrator  
(602) 771-1010 | [Kathy.blodgett@azhousing.gov](mailto:Kathy.blodgett@azhousing.gov)



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS:** Community Development and Revitalization

**REGARDING FUNDING SOURCES:** CDBG

### INFORMATION BULLETIN No. 17-13

**ISSUED:** June 17, 2013

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

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

For FY 2013, the Arizona Department of Housing (ADOH) expects to allocate approximately \$1,232,588 in Community Development Block Grant (CDBG) Program funds to State Special Projects (SSP). The FY 2013 SSP funds will be distributed in one competitive funding round and the application submission deadline is Monday, December 2, 2013 at 4 p.m.

The Application Process for the SSP funding allocation is described in the CDBG Application Handbook (revised April 2013) with any changes or additional requirements outlined in this Notice. The CDBG Application Handbook and SSP Rating Forms (the Rating Tool and the Completeness Review Form) can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=449&CID=16>

#### STATE SPECIAL PROJECTS INFORMATION

##### Eligible Applicants

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

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

##### Eligible Activities

Eligible activity categories are found in the CDBG Application Handbook at Section 6 State Special Projects (SSP). Activities must meet a CDBG National Objective and at least 70% of all funds must benefit persons of low and moderate income. Applicants unsure of an activity's eligibility are encouraged to contact ADOH staff to discuss the project.

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

### **Threshold Issues and Application Requirements**

There are general thresholds that apply to every application and thresholds that are project specific. Applications *must meet both general and project specific thresholds* in order to be eligible for scoring. Any application that does not meet all applicable threshold requirements will not be competitively scored and will be denied for funding.

In addition to the thresholds found at Section 6 “State Special Projects” of the CDBG Application Handbook (Rev. Apr. 2013) the following thresholds apply:

- Project application must be for activities that align with the state’s FY2010-2014 Consolidated Plan.
- Slum/Blight and Urgent Needs activities are capped at a maximum of 30% of the total CDBG allocation per year. Applicants proposing Slum/Blight or Urgent Need projects must notify the Department in advance for approval of the submission of a Slum/Blight or Urgent Need project application. *Slum/Blight projects must address one or more of the conditions indicated in the applicant’s resolution as the reason for designation of the target area as Slum/Blight.*
- **Budget:** Applicant must submit detailed budgets for both administrative and project funding (including any leverage funds), which have been carefully considered to maximize the potential of CDBG funds. Budgets should demonstrate sufficient funding to complete the entire project. The sources of all leverage funds must be provided.
- **Service Area:** Applicant must provide documentation evidencing a clearly-defined and appropriate Service Area for the project (e.g. project maps, census data, surveys, appropriate/complete application forms etc.). Per application Form 13 Applicant must attach a narrative explanation justifying the geographical outline of the Service Area.

### **Contract Performance (includes both SHF and CDBG)**

- All reporting required by ADOH is up to date.
- All monitoring findings have been cleared.
- Applicant team is compliant with all current contracts
- Applicant is in conformance with all original contract Project Timelines or has obtained ADOH approvals for revisions or amendments to their project timelines.
- For all previously funded projects: environmental clearances have been obtained and Scope of Work has begun.
- Applicant has no existing contracts in which project completion reports and data have not been submitted and accepted by ADOH within 60 days of the final draw.
- Applicant has no current contract in which funds have not been drawn for 9 months.
- Applicants with contracts in their 24<sup>th</sup> month or greater:

- Performance: Scope of Work 100% complete and Contract Close-Out Report received and approved.
- Expenditure: Funds 100% percent expended or de-obligated.

**For Public Facilities and Improvements:**

- Eligible activities are:
  - Water System Improvements
  - Wastewater System Improvements
  - Road/Street Improvements
  - Flood and Drainage Improvements
  - Other Public or Privately Owned Utilities
- Applicant must submit complete construction plans and specifications including evidence of approved by the appropriate department at the local government level.
- Applicant must submit proof of site control.
- Applicant must submit final engineering design drawings, signed and certified.
- Applicant must submit a list of qualified bidders selected for solicitation and statement certifying that the local government will select vendors through a competitive procurement process compliant with CDBG guidelines.
- Applicant must include copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) *or* letters from the appropriate bodies stating these permits will likely be approved within 30 days of award notification. In the event that permits are not applicable (i.e. work performed by city staff in the right of way owned by the city) the applicant must provide a detailed written explanation of why permits are not applicable to the project.
- Applicant must submit evidence of proper zoning for the project type from the appropriate planning and/or zoning dept.
- Applicant must provided *detailed* Cost estimates that have been signed and certified by an Architect, Engineer or Contractor.

**For Community/Supportive Housing Facilities:**

- Eligible Activities are:
  - ADA/ROB Improvements – as a standalone activity for any community/supportive housing facility (including parks, playgrounds, libraries, youth centers, community centers, etc.)
  - Community Facilities (e.g. Community Center, Sr. Center)
  - Food Banks
  - Physical or Psychological Disabilities Facilities
  - Homeless Facilities
  - Supportive Housing Facilities (DV shelters, halfway houses, housing for disaster victims, hospitals etc.)
- Applicant must submit complete construction plans and specifications including evidence of approved by the appropriate department at the local government level.
- Applicant must submit documentation demonstrating that the applicant or subrecipient owns the land in question with no restrictive agreements attached to the land.

- Applicant must provide a list of qualified bidders selected for solicitation and statement certifying that the local government or subrecipient will select vendors thru a competitive procurement process compliant with CDBG guidelines.
- Applicant must provide *detailed* Cost Estimates that have been signed and certified by an Architect, Engineer or Contractor.
- Applicant must include copies of all applicable permits (e.g. zoning, building, Army Corps of Engineers) or letters from the appropriate bodies stating these permits will likely be approved within 30 days of award notification. In the event that permits are not applicable (i.e. work performed by city staff in the right of way owned by the city) the applicant must provide a detailed written explanation of why permits are not applicable to the project.

**For Housing:**

- Eligible activities are:
  - Owner Occupied Housing Rehabilitation
  - Rental Housing Rehabilitation
  - Lead-based Paint Evaluation or Reduction
- Applicant must provide a copy of the wait list of *income qualified* homeowners/tenants that is signed by the CDBG Contact to support need. Income qualifications must be less than 6 months old for at least the same number of beneficiaries who will be served by the application. Wait list must include household name, address, size, AMI%, date of Income Qualification and race/ethnicity information.
- Applicant must submit a copy of the community's Housing Rehab Guidelines (HRGs) **AND** a copy of the ADOH document approving the HRGs. HRG's therefore must be reviewed and approved by ADOH prior to submission of an SSP application. HRG's must have incorporated energy efficiency retrofitting policies and procedures.
- Applicant must submit evidence that the community's HRGs have been adopted by its governing body via a resolution or meeting minutes.
- If Rental Rehab: applicant must include documented evidence the landlord has site control.
- If Rental Rehab: applicant must submit a copy of the agreement between the landlord and the local government to rent a certain percentage of units to L/M income households.

**For Economic Development Assistance:**

- Eligible activities are:
  - Direct Assistance to For-profit Businesses
  - Economic Development Services
  - Micro-enterprise Assistance to Businesses
- Applicant must submit a list of qualified business owners to be assisted.
- Applicant must provide letters from the assisted businesses agreeing to create or retain jobs and comply with CDBG requirements for economic development activities.

- Applicant must provide evidence that the activities proposed are financially feasible.
- If infrastructure/construction project: cost estimates have been certified by an Architect, Engineer or Contractor.

Please review Part I “Thresholds” of the ADOH CDBG SSP Rating Tool FY2013. The rating tool can be obtained from the ADOH website at:

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

### **Public Participation**

ADOH encourages each community to combine SSP projects with Regional Account Projects in the public participation and publication process to avoid the need for additional publications and hearings. *All documented evidence of Public Participation process where the project for this SSP application was selected must be submitted.* Please refer to the CDBG Application Handbook (Rev. Apr. 2013):

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

### **Selection of Project Awards**

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

The goals of the rating system are as follows:

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

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

*There is a minimum score requirement of 70 points.* Any applications not scoring the minimum 70 points will not be considered for funding. Please review Part II, III & IV of the ADOH CDBG SSP Rating Tool FY2013 carefully.

The SSP Rating Tool and a Completeness Review Form can be obtained from the ADOH website at: <http://www.azhousing.gov/ShowPage.aspx?ID=449&CID=16>

### **Selection Notification**

ADOH anticipates notifying all applicants within 90 days of application deadline as to whether they will be funded. Applicants approved for funding should be prepared to initiate projects within 30 days of notification.

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

### **Maximum Grant Amount**

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

### **APPLICATION TIMELINE**

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

Application Handbook release:	April 2013
NOFA release:	June 7, 2013
Application Deadline:	December 2, 2013, 4:00 p.m.

### **APPLICATION SUBMITTAL**

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

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

Applications must be received by ADOH no later than **Monday, December 2, 2013 by 4:00 p.m.** Applications will be considered received if one of the following indicates a date and time no later than the application due date:

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

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

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

### **Arizona Department of Housing**

1110 W. Washington, Suite 310  
Phoenix, AZ 85007

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# The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

**REGARDING FUNDING SOURCES: LIHTC**

**INFORMATION BULLETIN No. 18-13**

**ISSUED: July 2, 2013**

**RE: 2014 Qualified Allocation Plan Request for Input**

The Arizona Department of Housing (ADOH) is requesting input for its 2014 Qualified Allocation Plan (QAP). The QAP is the document which will govern the allocation and use of 2014 Low Income Housing Tax Credits in accordance with Section 42 of the Internal Revenue Code of 1986, as amended ("I.R.C. § 42"). The input received will be considered while drafting the 2014 QAP. Please provide written comments by **August 9, 2013 at 5:00 pm** via letter or email to either of the following addresses:

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

By E-Mail: [2014-QAP-Comments@azhousing.gov](mailto:2014-QAP-Comments@azhousing.gov)

The 2013 QAP and *Clarifications to the 2013 QAP* can be found on the ADOH website at:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

A draft of the 2014 will be made available by September 13, 2013 at the following website:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

ADOH is holding the following Focus Groups to receive comments on the draft 2014 QAP. Please plan to attend one or both meetings and join the discussion.

**Scottsdale**

Friday, September 20, 2013 at 2:15 pm  
Arizona Housing Forum  
Talking Stick Resort  
9800 E. Indian Bend Road  
Scottsdale, AZ 85258

**Tucson**

Wednesday, October 2, 2013 at 11:00 am  
Pima County Housing Center  
801 W. Congress Street  
Tucson, AZ 85007



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## Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS:** Rental Development

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

**INFORMATION BULLETIN No. 19-13**

**ISSUED:** August 1, 2013

**RE:** 2013 Low Income Housing Tax Credit  
Reservation List

The Arizona Department of Housing has posted its 2013 Low Income Housing Tax Credit Reservation List on its website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

Questions may be directed in writing to:

Jeanne Redondo, Rental Programs Administrator  
(602) 771-1031 [jeanne.redondo@azhousing.gov](mailto:jeanne.redondo@azhousing.gov)

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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: CDBG – Regional Account Awards**

**REGARDING FUNDING SOURCES: CDBG**

**INFORMATION BULLETIN No. 20-13**

**ISSUED: August 12, 2013**

**RE: Environmental Review Record and Authority to Use Grant Funds for CDBG  
Regional Account Awards**

### CDBG Regional Contract Awards

In response to recent federal changes to timely expenditure and progress reporting in HUD's Integrated Disbursement & Information System (IDIS) the Arizona Department of Housing (ADOH) will be revising the process for Funding Agreement execution on CDBG Regional Account Awards.

ADOH will only distribute CDBG Regional Account Funding Agreements for execution by Units of General Local Government (UGLG) after Environmental Review clearance has occurred and an E-13 Authority to Use Grant Funds has been released. Applicants will have 120 days following receipt of the Funding Award Reservation and Contingency Letter (Award Letter) to complete an Environmental Review after which the Award Letter will be rescinded and the application will receive no further consideration. Exceptions to the 120 day deadline may be granted for circumstances out of the UGLG's control.

ADOH advises all UGLGs that have 2013 Regional Account applications pending to begin their ERRs promptly.

Funding Agreements for those CDBG Regional Account projects that are determined to be exempt from Environmental Review will be distributed to those UGLGs upon clearance of all pre-contract concern and action items as outlined in Contingency form attached to the CDBG Regional Account Award Reservation Letter.

Questions may be directed in writing to:

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation**

**REGARDING FUNDING SOURCES: State Housing Funds (federal HOME and/or State Housing Trust Funds).**

**INFORMATION BULLETIN No. 21-13**

**ISSUED: August 22, 2013**

**RE: ADOH Owner Occupied Housing Rehabilitation Weatherization Standards**

ADOH has revised the Owner Occupied Housing Rehabilitation Weatherization Standards. These Standards apply to all types of grantees using HOME or Housing Trust Funds in all or a portion of their Owner Occupied Housing Rehabilitation Projects.

The new Weatherization Standards can be downloaded from the ADOH website on the Handbooks page and at this link: <http://www.azhousing.gov/ShowPage.aspx?ID=453&CID=16>.



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation**

**REGARDING FUNDING SOURCES: HOME**

**INFORMATION BULLETIN No. 22-13**

**ISSUED: September 10, 2013**

**RE: HOME Maximum After-Rehab Value Limits for Owner Occupied Housing Rehabilitation**

Effective August 23, 2013 HUD has established the HOME Maximum After-Rehab Value Limits for owner occupied housing rehabilitation. These limits will remain in effect until HUD issues new limits.

Statutory Changes to the HOME Program require the 203(b) limits to be set at 125 percent of area median purchase price therefore Participating Jurisdictions can no longer use the 203(b) limit as the HOME program value limit.

The new HOME value limit for existing housing to be used for owner occupied housing rehabilitation is 95 percent of the median purchase price for the area based on Federal FHA single family mortgage program data and other nation-wide data on the sales of existing housing. For further information regarding HUD's policy change and methodology please visit:

<https://www.onecpd.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>

The new HOME Maximum After-Rehab Value Limits for Arizona are established by HUD and listed in the table on the following page. These limits are effective immediately and apply to any HOME assisted owner occupied housing rehabilitation not already in process (bids awarded, under construction).

## HOME Homeownership Value Limits - FY 2013 (95% of Median Value)

95% is calculated by HUD, grantees are to use the posted number for the unit type.

Area Name	1 Unit (Single Family)	2 Unit (Single Family duplex)	3 Unit (Single Family triplex)	4 Unit (Single Family quadplex)
Flagstaff, AZ MSA (Coconino County)	\$204,000	\$261,000	\$317,000	\$392,000
Lake Havasu City-Kingman, AZ MSA (Mohave County)	\$129,000	\$165,000	\$200,000	\$248,000
Phoenix-Mesa-Glendale, AZ MSA (Maricopa, Pinal Counties)	\$141,000	\$180,000	\$218,000	\$270,000
Prescott, AZ MSA (Yavapai County)	\$143,000	\$182,000	\$221,000	\$274,000
Tucson, AZ MSA (Pima County)	\$126,000	\$162,000	\$196,000	\$243,000
Yuma, AZ MSA (Yuma County)	\$126,000	\$162,000	\$196,000	\$243,000
Apache County, AZ	\$133,000	\$170,000	\$206,000	\$255,000
Cochise County, AZ	\$143,000	\$182,000	\$221,000	\$274,000
Gila County, AZ	\$143,000	\$182,000	\$221,000	\$274,000
Graham County, AZ	\$143,000	\$182,000	\$221,000	\$274,000
Greenlee County, AZ	\$126,000	\$162,000	\$196,000	\$243,000
La Paz County, AZ	\$145,000	\$186,000	\$225,000	\$279,000
Navajo County, AZ	\$138,000	\$176,000	\$214,000	\$264,000
Santa Cruz County, AZ	\$126,000	\$162,000	\$196,000	\$243,000

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Arizona  
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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 23-13**

**ISSUED: September 13, 2013**

**RE: Draft 2014 Qualified Allocation Plan**

The Arizona Department of Housing has posted its first draft of the 2014 Qualified Allocation Plan on its website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

ADOH will accept written comments on the first draft of the 2014 QAP until **October 11, 2013 at 5:00 pm** via letter or email to either of the following addresses:

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

By E-Mail: [2014-QAP-Comments@azhousing.gov](mailto:2014-QAP-Comments@azhousing.gov)

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

**Scottsdale**

Friday, September 20, 2013 at 2:15 pm  
Arizona Housing Forum  
Talking Stick Resort  
9800 E. Indian Bend Road  
Scottsdale, AZ 85258

**Tucson**

Wednesday, October 2, 2013 at 11:00 am  
Pima County Housing Center  
819 W. Congress Street  
Tucson, AZ 85745



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 24-13**

**ISSUED: October 16, 2013**

**RE: 2014 Qualified Allocation Plan**

The Arizona Department of Housing will hold a public hearing regarding the 2014 Qualified Allocation Plan (QAP) on Tuesday, November 5, 2013 at 10:00 am at the following location:

**Carnegie Library – Auditorium**

1101 W. Washington Street

Phoenix, AZ 85007

Free parking is available on the streets surrounding the library and at the Arizona Department of Environmental Quality garage at the northwest corner of 10<sup>th</sup> Avenue and Washington.

ADOH intends to publish a second draft of the 2014 QAP on its website by October 18, 2013.

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 25-13**

**ISSUED: October 18, 2013**

**RE: 2014 Qualified Allocation Plan**

The Arizona Department of Housing has posted its second draft of the 2014 Qualified Allocation Plan and draft 2014 Mandatory Design Guidelines on its website on the Publications page and at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

ADOH will accept written comments on the second draft of the 2014 QAP and the Draft 2014 Mandatory Design Guidelines until **November 5, 2013 at 5:00 pm** via letter or email to either of the following addresses:

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

By E-Mail: [2014-QAP-Comments@azhousing.gov](mailto:2014-QAP-Comments@azhousing.gov)

As a reminder, the Arizona Department of Housing will hold a public hearing regarding the 2014 Qualified Allocation Plan (QAP) on Tuesday, November 5, 2013 at 10:00 am at the following location:

**Carnegie Library – Auditorium**  
1101 W. Washington Street  
Phoenix, AZ 85007

Free parking is available on the streets surrounding the library and at the Arizona Department of Environmental Quality garage at the northwest corner of 10<sup>th</sup> Avenue and Washington.

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: CD&R, Rental Development and LIHTC**

**REGARDING FUNDING SOURCES: CDBG, HOME and LIHTC**

**INFORMATION BULLETIN No. 26-13**

**ISSUED: October 31, 2013**

**RE: Revised Environmental Review Handbook and Forms**

The Department has issued a revised Environmental Review Handbook dated October 30, 2013. The revision includes updates to some forms (corrections, fillable enabled), additional new forms and a new section has been added to Chapter 7, Housing Rehabilitation, which provides guidance on how to obtain environmental clearance for owner occupied housing reconstruction

Additionally, ADOH has received a concurrence from SHPO dated June 10, 2013 that Pre-1974 Mobile Homes that will undergo housing rehabilitation or replacement do not require SHPO consultation. A Copy of this concurrence (Form E-10a.3) can be found in Chapter 14 of the ERR Handbook.

The following Environmental Review forms have had minor changes:

- E-CO Certifying Officer Form (REV. 7/2013)
- E-4 Statutory Worksheet (REV. 9/2013)
- E-11 Environmental Assessment Checklist (REV. 10/2013)
- E-CK.4 Housing Rehabilitation Projects Checklist (REV. 10/2013)
- E-HR.1 Rehabilitation Environmental Review (REV. 10/2013)
- Desk Monitoring Form – Automatically Exempt Projects (REV. 10/2013)
- Desk Monitoring Form – Categorically Excluded Projects (REV. 10/2013)
- Desk Monitoring Form – Housing Rehabilitation Projects (REV. 10/2013)
- Desk Monitoring Form – Environmental Assessment Projects (REV. 10/2013)

The following are new forms added to the handbook to be used with owner occupied housing reconstruction projects:

- E-4a Statutory Worksheet Housing Reconstruction Projects (10/2013)
- E-CK.7 Housing Reconstruction (Non-Floodplain) Checklist (10/2013)
- E-CK.8 Housing Reconstruction (Floodplain) Checklist (10/2013)
- Desk Monitoring Form – Housing Rehabilitation and Reconstruction Combined (10/2013)
- Desk Monitoring Form – Housing Reconstruction Only Projects (10/2013)

ADOH highly recommends that applicants and grantees always use the department's website to be sure they are using the most current versions the Handbook and Environmental Review Forms. The following link accesses the handbook and forms page of the department's website:

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

Desk Monitoring Forms are used by ADOH staff and will not be posted to the website but are included in the ERR Handbook as a guide. If you would like an actual copy of the form to use as a reference, please contact your ADOH Program Specialist.

For questions, please contact your ADOH Program Specialist or:

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 27-13**

**ISSUED: November 1, 2013**

**RE: 2014 Qualified Allocation Plan**

The Arizona Department of Housing has posted its final draft of the 2014 Qualified Allocation Plan on its website at the following link:

<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

ADOH will accept written comments on the final draft of the 2014 QAP and the Draft 2014 Mandatory Design Guidelines until **November 5, 2013 at 5:00 pm** via letter or email to either of the following addresses:

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

By E-Mail: [2014-QAP-Comments@azhousing.gov](mailto:2014-QAP-Comments@azhousing.gov)

Arizona Department of Housing will hold a public hearing regarding the 2014 Qualified Allocation Plan (QAP) on Tuesday, November 5, 2013 at 10:00 am at the following location:

**Carnegie Library – Auditorium**  
1101 W. Washington Street  
Phoenix, AZ 85007

Free parking is available on the streets surrounding the library and at the Arizona Department of Environmental Quality garage at the northwest corner of 10<sup>th</sup> Avenue and Washington.

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Compliance and Monitoring**

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

**INFORMATION BULLETIN No. 28-13  
ISSUED: November 19, 2013  
RE: Revised Tenant Income Certification Form**

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

ADOH has revised the TIC form to comply with new annual reporting requirements currently in effect. This form must be used on or before January 1, 2014. We have made two versions of the form available on our website. One is fillable and will autofill and calculate totals. The other was prepared to be printed and completed in manually. The second tab of both files offers detailed instructions on their completion.

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

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



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Owner Occupied Housing Rehabilitation**

**REGARDING FUNDING SOURCES: State Housing Funds (federal HOME and/or State Housing Trust Funds).**

**INFORMATION BULLETIN No. 29-13**

**ISSUED: November 19, 2013**

**RE: ADOH Owner Occupied Housing Rehabilitation Weatherization Standards**

ADOH has revised the Owner Occupied Housing Rehabilitation Weatherization Standards as of November 18, 2013. These Standards apply to all types of grantees using HOME or Housing Trust Funds in all or a portion of their Owner Occupied Housing Rehabilitation Projects.

The new Weatherization Standards can be downloaded from the ADOH website on the Handbooks page and at this link: <http://www.azhousing.gov/ShowPage.aspx?ID=453&CID=16>.



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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Low Income Housing Tax Credit**

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

**INFORMATION BULLETIN No. 30-13**

**ISSUED: December 11, 2013**

**RE: On-Line Reporting for LIHTC Properties**

The Arizona Department of Housing will be implementing on-line reporting for YE 2013 annual reports. All annual reports due March 15, 2014 for YE2013 will be submitted on-line.

Most affordable housing software systems can be uploaded into the ADOH system. You will need to check with your software provider to ensure your system complies with National Affordable Housing Management Association (NAHMA) standards. If it does not, all tenant information will need to be entered manually by the March 15, 2014 deadline.

Each property must be registered separately and have a valid and unique e-mail address, unless annual reporting is completed by the management agent or the compliance department. Those management companies reporting for multiple properties should contact Lisa Troy, Compliance Administrator, [lisa.troy@azhousing.gov](mailto:lisa.troy@azhousing.gov), **PRIOR TO REGISTRATION**.

Please follow the directions below to start the registration process.

1. Log into <https://wc.azhousing.gov>
2. Click on "Register."
3. Complete all the required information in the Profile section, including selection of a Username and Password.
4. Use the property's name under Organization Name. Under Properties, leave the property number blank.
5. Once the registration is submitted, ADOH will grant access to the property. You will receive an e-mail when the process is complete.

Registration is now open and available to all properties. Registration must be completed no later than January 1, 2014. Mandatory web training will be scheduled prior to January 1, 2014. Once these are scheduled, you will be notified.



Arizona  
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## Arizona Department of Housing 2013 Information Bulletin

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

**REGARDING:** Low Income Housing Tax Credit Income and Rent Limits  
(Post-1989 Developments) effective as of 12-18-13

### **INFORMATION BULLETIN No. 31-13**

**ISSUED:** December 19, 2013

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

Attached are the new 2014 Income and Rent Limits (post-1989 Projects) for the Low Income Housing Tax Credit (LIHTC) program. These limits are effective as of December 18, 2013.

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

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



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ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective December 18, 2013)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Phoenix (Maricopa/Pinal)	60	\$26,040	\$29,760	\$33,480	\$37,140	\$40,140	\$43,140	\$46,080	\$49,080	\$651	\$697	\$837	\$966	\$1,078	\$1,189
	50	\$21,700	\$24,800	\$27,900	\$30,950	\$33,450	\$35,950	\$38,400	\$40,900	\$542	\$581	\$697	\$805	\$898	\$991
	40	\$17,360	\$19,840	\$22,320	\$24,760	\$26,760	\$28,760	\$30,720	\$32,720	\$434	\$465	\$558	\$644	\$719	\$793
	30	\$13,020	\$14,880	\$16,740	\$18,570	\$20,070	\$21,570	\$23,040	\$24,540	\$325	\$348	\$418	\$483	\$539	\$594
	20	\$8,680	\$9,920	\$11,160	\$12,380	\$13,380	\$14,380	\$15,360	\$16,360	\$217	\$232	\$279	\$322	\$359	\$396
HERA Special	60	\$28,020	\$31,980	\$36,000	\$39,960	\$43,200	\$46,380	\$49,560	\$52,800	\$700	\$750	\$900	\$1,039	\$1,159	\$1,279
	50	\$23,350	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	\$41,300	\$44,000	\$583	\$625	\$750	\$866	\$966	\$1,066
	40	\$18,680	\$21,320	\$24,000	\$26,640	\$28,800	\$30,920	\$33,040	\$35,200	\$467	\$500	\$600	\$693	\$773	\$853
	30	\$14,010	\$15,990	\$18,000	\$19,980	\$21,600	\$23,190	\$24,780	\$26,400	\$350	\$375	\$450	\$519	\$579	\$639
	20	\$9,340	\$10,660	\$12,000	\$13,320	\$14,400	\$15,460	\$16,520	\$17,600	\$233	\$250	\$300	\$346	\$386	\$426
Tucson (Pima)	60	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,720	\$42,420	\$45,180	\$598	\$641	\$769	\$889	\$993	\$1,095
	50	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650	\$498	\$534	\$641	\$741	\$827	\$912
	40	\$15,960	\$18,240	\$20,520	\$22,800	\$24,640	\$26,480	\$28,280	\$30,120	\$399	\$427	\$513	\$593	\$662	\$730
	30	\$11,970	\$13,680	\$15,390	\$17,100	\$18,480	\$19,860	\$21,210	\$22,590	\$299	\$320	\$384	\$444	\$496	\$547
	20	\$7,980	\$9,120	\$10,260	\$11,400	\$12,320	\$13,240	\$14,140	\$15,060	\$199	\$213	\$256	\$296	\$331	\$365
Yuma (Yuma)	60	\$19,920	\$22,740	\$25,560	\$28,380	\$30,660	\$32,940	\$35,220	\$37,500	\$498	\$533	\$639	\$738	\$823	\$909
	50	\$16,600	\$18,950	\$21,300	\$23,650	\$25,550	\$27,450	\$29,350	\$31,250	\$415	\$444	\$532	\$615	\$686	\$757
	40	\$13,280	\$15,160	\$17,040	\$18,920	\$20,440	\$21,960	\$23,480	\$25,000	\$332	\$355	\$426	\$492	\$549	\$606
	30	\$9,960	\$11,370	\$12,780	\$14,190	\$15,330	\$16,470	\$17,610	\$18,750	\$249	\$266	\$319	\$369	\$411	\$454
	20	\$6,640	\$7,580	\$8,520	\$9,460	\$10,220	\$10,980	\$11,740	\$12,500	\$166	\$177	\$213	\$246	\$274	\$303
HERA Special	60	\$20,700	\$23,640	\$26,580	\$29,520	\$31,920	\$34,260	\$36,660	\$39,000	\$517	\$554	\$664	\$768	\$856	\$945
	50	\$17,250	\$19,700	\$22,150	\$24,600	\$26,600	\$28,550	\$30,550	\$32,500	\$431	\$461	\$553	\$640	\$713	\$788
	40	\$13,800	\$15,760	\$17,720	\$19,680	\$21,280	\$22,840	\$24,440	\$26,000	\$345	\$369	\$443	\$512	\$571	\$630
	30	\$10,350	\$11,820	\$13,290	\$14,760	\$15,960	\$17,130	\$18,330	\$19,500	\$258	\$277	\$332	\$384	\$428	\$472
	20	\$6,900	\$7,880	\$8,860	\$9,840	\$10,640	\$11,420	\$12,220	\$13,000	\$172	\$184	\$221	\$256	\$285	\$315
Apache	60	\$19,680	\$22,500	\$25,320	\$28,080	\$30,360	\$32,580	\$34,860	\$37,080	\$492	\$527	\$633	\$730	\$814	\$899
	50	\$16,400	\$18,750	\$21,100	\$23,400	\$25,300	\$27,150	\$29,050	\$30,900	\$410	\$439	\$527	\$608	\$678	\$749
	40	\$13,120	\$15,000	\$16,880	\$18,720	\$20,240	\$21,720	\$23,240	\$24,720	\$328	\$351	\$422	\$487	\$543	\$599
	30	\$9,840	\$11,250	\$12,660	\$14,040	\$15,180	\$16,290	\$17,430	\$18,540	\$246	\$263	\$316	\$365	\$407	\$449
	20	\$6,560	\$7,500	\$8,440	\$9,360	\$10,120	\$10,860	\$11,620	\$12,360	\$164	\$175	\$211	\$243	\$271	\$299
HERA Special	60	\$22,440	\$25,620	\$28,800	\$31,980	\$34,560	\$37,140	\$39,660	\$42,240	\$561	\$600	\$720	\$831	\$928	\$1,023
	50	\$18,700	\$21,350	\$24,000	\$26,650	\$28,800	\$30,950	\$33,050	\$35,200	\$467	\$500	\$600	\$693	\$773	\$853
	40	\$14,960	\$17,080	\$19,200	\$21,320	\$23,040	\$24,760	\$26,440	\$28,160	\$374	\$400	\$480	\$554	\$619	\$682
	30	\$11,220	\$12,810	\$14,400	\$15,990	\$17,280	\$18,570	\$19,830	\$21,120	\$280	\$300	\$360	\$415	\$464	\$511
	20	\$7,480	\$8,540	\$9,600	\$10,660	\$11,520	\$12,380	\$13,220	\$14,080	\$187	\$200	\$240	\$277	\$309	\$341

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective December 18, 2013)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
Cochise	60	\$21,840	\$24,960	\$28,080	\$31,140	\$33,660	\$36,180	\$38,640	\$41,160	\$546	\$585	\$702	\$810	\$904	\$997
	50	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300	\$455	\$487	\$585	\$675	\$753	\$831
	40	\$14,560	\$16,640	\$18,720	\$20,760	\$22,440	\$24,120	\$25,760	\$27,440	\$364	\$390	\$468	\$540	\$603	\$665
	30	\$10,920	\$12,480	\$14,040	\$15,570	\$16,830	\$18,090	\$19,320	\$20,580	\$273	\$292	\$351	\$405	\$452	\$498
	20	\$7,280	\$8,320	\$9,360	\$10,380	\$11,220	\$12,060	\$12,880	\$13,720	\$182	\$195	\$234	\$270	\$301	\$332
HERA Special	60	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280	\$588	\$630	\$756	\$872	\$973	\$1,074
	50	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900	\$490	\$525	\$630	\$726	\$811	\$895
	40	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520	\$392	\$420	\$504	\$581	\$649	\$716
	30	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140	\$294	\$315	\$378	\$436	\$486	\$537
Coconino	60	\$25,020	\$28,560	\$32,160	\$35,700	\$38,580	\$41,460	\$44,280	\$47,160	\$625	\$669	\$804	\$928	\$1,036	\$1,143
	50	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550	\$36,900	\$39,300	\$521	\$558	\$670	\$773	\$863	\$952
	40	\$16,680	\$19,040	\$21,440	\$23,800	\$25,720	\$27,640	\$29,520	\$31,440	\$417	\$446	\$536	\$619	\$691	\$762
	30	\$12,510	\$14,280	\$16,080	\$17,850	\$19,290	\$20,730	\$22,140	\$23,580	\$312	\$334	\$402	\$464	\$518	\$571
	20	\$8,340	\$9,520	\$10,720	\$11,900	\$12,860	\$13,820	\$14,760	\$15,720	\$208	\$223	\$268	\$309	\$345	\$381
Gila	60	\$20,340	\$23,280	\$26,160	\$29,040	\$31,380	\$33,720	\$36,060	\$38,340	\$508	\$545	\$654	\$755	\$843	\$930
	50	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950	\$423	\$454	\$545	\$629	\$702	\$775
	40	\$13,560	\$15,520	\$17,440	\$19,360	\$20,920	\$22,480	\$24,040	\$25,560	\$339	\$363	\$436	\$503	\$562	\$620
	30	\$10,170	\$11,640	\$13,080	\$14,520	\$15,690	\$16,860	\$18,030	\$19,170	\$254	\$272	\$327	\$377	\$421	\$465
	20	\$6,780	\$7,760	\$8,720	\$9,680	\$10,460	\$11,240	\$12,020	\$12,780	\$169	\$181	\$218	\$251	\$281	\$310
HERA Special	60	\$21,600	\$24,660	\$27,720	\$30,780	\$33,300	\$35,760	\$38,220	\$40,680	\$540	\$578	\$693	\$801	\$894	\$986
	50	\$18,000	\$20,550	\$23,100	\$25,650	\$27,750	\$29,800	\$31,850	\$33,900	\$450	\$481	\$577	\$667	\$745	\$821
	40	\$14,400	\$16,440	\$18,480	\$20,520	\$22,200	\$23,840	\$25,480	\$27,120	\$360	\$385	\$462	\$534	\$596	\$657
	30	\$10,800	\$12,330	\$13,860	\$15,390	\$16,650	\$17,880	\$19,110	\$20,340	\$270	\$289	\$346	\$400	\$447	\$493
	20	\$7,200	\$8,220	\$9,240	\$10,260	\$11,100	\$11,920	\$12,740	\$13,560	\$180	\$192	\$231	\$267	\$298	\$328
Graham	60	\$22,200	\$25,380	\$28,560	\$31,680	\$34,260	\$36,780	\$39,300	\$41,820	\$555	\$594	\$714	\$824	\$919	\$1,014
	50	\$18,500	\$21,150	\$23,800	\$26,400	\$28,550	\$30,650	\$32,750	\$34,850	\$462	\$495	\$595	\$686	\$766	\$845
	40	\$14,800	\$16,920	\$19,040	\$21,120	\$22,840	\$24,520	\$26,200	\$27,880	\$370	\$396	\$476	\$549	\$613	\$676
	30	\$11,100	\$12,690	\$14,280	\$15,840	\$17,130	\$18,390	\$19,650	\$20,910	\$277	\$297	\$357	\$412	\$459	\$507
	20	\$7,400	\$8,460	\$9,520	\$10,560	\$11,420	\$12,260	\$13,100	\$13,940	\$185	\$198	\$238	\$274	\$306	\$338
Greenlee	60	\$22,920	\$26,160	\$29,460	\$32,700	\$35,340	\$37,980	\$40,560	\$43,200	\$573	\$613	\$736	\$850	\$949	\$1,047
	50	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,650	\$33,800	\$36,000	\$477	\$511	\$613	\$708	\$791	\$872
	40	\$15,280	\$17,440	\$19,640	\$21,800	\$23,560	\$25,320	\$27,040	\$28,800	\$382	\$409	\$491	\$567	\$633	\$698
	30	\$11,460	\$13,080	\$14,730	\$16,350	\$17,670	\$18,990	\$20,280	\$21,600	\$286	\$306	\$368	\$425	\$474	\$523
	20	\$7,640	\$8,720	\$9,820	\$10,900	\$11,780	\$12,660	\$13,520	\$14,400	\$191	\$204	\$245	\$283	\$316	\$349
HERA Special	60	\$24,120	\$27,600	\$31,020	\$34,440	\$37,200	\$39,960	\$42,720	\$45,480	\$603	\$646	\$775	\$895	\$999	\$1,102
	50	\$20,100	\$23,000	\$25,850	\$28,700	\$31,000	\$33,300	\$35,600	\$37,900	\$502	\$538	\$646	\$746	\$832	\$918
	40	\$16,080	\$18,400	\$20,680	\$22,960	\$24,800	\$26,640	\$28,480	\$30,320	\$402	\$431	\$517	\$597	\$666	\$735
	30	\$12,060	\$13,800	\$15,510	\$17,220	\$18,600	\$19,980	\$21,360	\$22,740	\$301	\$323	\$387	\$447	\$499	\$551
	20	\$8,040	\$9,200	\$10,340	\$11,480	\$12,400	\$13,320	\$14,240	\$15,160	\$201	\$215	\$258	\$298	\$333	\$367

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective December 18, 2013)

MSA/County	%	Imputed Income								Rent					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
La Paz	60	\$19,680	\$22,500	\$25,320	\$28,080	\$30,360	\$32,580	\$34,860	\$37,080	\$492	\$527	\$633	\$730	\$814	\$899
	50	\$16,400	\$18,750	\$21,100	\$23,400	\$25,300	\$27,150	\$29,050	\$30,900	\$410	\$439	\$527	\$608	\$678	\$749
	40	\$13,120	\$15,000	\$16,880	\$18,720	\$20,240	\$21,720	\$23,240	\$24,720	\$328	\$351	\$422	\$487	\$543	\$599
	30	\$9,840	\$11,250	\$12,660	\$14,040	\$15,180	\$16,290	\$17,430	\$18,540	\$246	\$263	\$316	\$365	\$407	\$449
	20	\$6,560	\$7,500	\$8,440	\$9,360	\$10,120	\$10,860	\$11,620	\$12,360	\$164	\$175	\$211	\$243	\$271	\$299
HERA Special	60	\$20,700	\$23,640	\$26,580	\$29,520	\$31,920	\$34,260	\$36,660	\$39,000	\$517	\$554	\$664	\$768	\$856	\$945
	50	\$17,250	\$19,700	\$22,150	\$24,600	\$26,600	\$28,550	\$30,550	\$32,500	\$431	\$461	\$553	\$640	\$713	\$788
	40	\$13,800	\$15,760	\$17,720	\$19,680	\$21,280	\$22,840	\$24,440	\$26,000	\$345	\$369	\$443	\$512	\$571	\$630
	30	\$10,350	\$11,820	\$13,290	\$14,760	\$15,960	\$17,130	\$18,330	\$19,500	\$258	\$277	\$332	\$384	\$428	\$472
	20	\$6,900	\$7,880	\$8,860	\$9,840	\$10,640	\$11,420	\$12,220	\$13,000	\$172	\$184	\$221	\$256	\$285	\$315
Mohave	60	\$19,740	\$22,560	\$25,380	\$28,140	\$30,420	\$32,700	\$34,920	\$37,200	\$493	\$528	\$634	\$732	\$817	\$901
	50	\$16,450	\$18,800	\$21,150	\$23,450	\$25,350	\$27,250	\$29,100	\$31,000	\$411	\$440	\$528	\$610	\$681	\$751
	40	\$13,160	\$15,040	\$16,920	\$18,760	\$20,280	\$21,800	\$23,280	\$24,800	\$329	\$352	\$423	\$488	\$545	\$601
	30	\$9,870	\$11,280	\$12,690	\$14,070	\$15,210	\$16,350	\$17,460	\$18,600	\$246	\$264	\$317	\$366	\$408	\$450
	20	\$6,580	\$7,520	\$8,460	\$9,380	\$10,140	\$10,900	\$11,640	\$12,400	\$164	\$176	\$211	\$244	\$272	\$300
HERA Special	60	\$28,260	\$32,280	\$36,300	\$40,320	\$43,560	\$46,800	\$50,040	\$53,280	\$706	\$756	\$907	\$1,048	\$1,170	\$1,291
	50	\$23,550	\$26,900	\$30,250	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400	\$588	\$630	\$756	\$873	\$975	\$1,076
	40	\$18,840	\$21,520	\$24,200	\$26,880	\$29,040	\$31,200	\$33,360	\$35,520	\$471	\$504	\$605	\$699	\$780	\$861
	30	\$14,130	\$16,140	\$18,150	\$20,160	\$21,780	\$23,400	\$25,020	\$26,640	\$353	\$378	\$453	\$524	\$585	\$645
	20	\$9,420	\$10,760	\$12,100	\$13,440	\$14,520	\$15,600	\$16,680	\$17,760	\$235	\$252	\$302	\$349	\$390	\$430
Navajo	60	\$19,680	\$22,500	\$25,320	\$28,080	\$30,360	\$32,580	\$34,860	\$37,080	\$492	\$527	\$633	\$730	\$814	\$899
	50	\$16,400	\$18,750	\$21,100	\$23,400	\$25,300	\$27,150	\$29,050	\$30,900	\$410	\$439	\$527	\$608	\$678	\$749
	40	\$13,120	\$15,000	\$16,880	\$18,720	\$20,240	\$21,720	\$23,240	\$24,720	\$328	\$351	\$422	\$487	\$543	\$599
	30	\$9,840	\$11,250	\$12,660	\$14,040	\$15,180	\$16,290	\$17,430	\$18,540	\$246	\$263	\$316	\$365	\$407	\$449
	20	\$6,560	\$7,500	\$8,440	\$9,360	\$10,120	\$10,860	\$11,620	\$12,360	\$164	\$175	\$211	\$243	\$271	\$299
HERA Special	60	\$20,880	\$23,880	\$26,880	\$29,820	\$32,200	\$34,620	\$37,020	\$39,420	\$522	\$559	\$672	\$775	\$865	\$955
	50	\$17,400	\$19,900	\$22,400	\$24,850	\$26,850	\$28,850	\$30,850	\$32,850	\$435	\$466	\$560	\$646	\$721	\$796
	40	\$13,920	\$15,920	\$17,920	\$19,880	\$21,480	\$23,080	\$24,680	\$26,280	\$348	\$373	\$448	\$517	\$577	\$637
	30	\$10,440	\$11,940	\$13,440	\$14,910	\$16,110	\$17,310	\$18,510	\$19,710	\$261	\$279	\$336	\$387	\$432	\$477
	20	\$6,960	\$7,960	\$8,960	\$9,940	\$10,740	\$11,540	\$12,340	\$13,140	\$174	\$186	\$224	\$258	\$288	\$318

ARIZONA LOW INCOME HOUSING TAX CREDIT PROGRAM - IMPUTED INCOMES/ALLOWABLE RENTS  
FOR RENTS BASED ON UNIT SIZE (Number of bedrooms: Post 1989 Projects)  
(Figures derived from HUD Median Income Charts effective December 18, 2013)

MSA/County	%	Person Count								Bedroom Count					
		(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)	0 Bdrm Rent	1 Bdrm Rent	2 Bdrm Rent	3 Bdrm Rent	4 Bdrm Rent	5 Bdrm Rent
Santa Cruz	60	\$19,680	\$22,500	\$25,320	\$28,080	\$30,360	\$32,580	\$34,860	\$37,080	\$492	\$527	\$633	\$730	\$814	\$899
	50	\$16,400	\$18,750	\$21,100	\$23,400	\$25,300	\$27,150	\$29,050	\$30,900	\$410	\$439	\$527	\$608	\$678	\$749
	40	\$13,120	\$15,000	\$16,880	\$18,720	\$20,240	\$21,720	\$23,240	\$24,720	\$328	\$351	\$422	\$487	\$543	\$599
	30	\$9,840	\$11,250	\$12,660	\$14,040	\$15,180	\$16,290	\$17,430	\$18,540	\$246	\$263	\$316	\$365	\$407	\$449
	20	\$6,560	\$7,500	\$8,440	\$9,360	\$10,120	\$10,860	\$11,620	\$12,360	\$164	\$175	\$211	\$243	\$271	\$299
HERA Special	60	\$20,820	\$23,760	\$26,760	\$29,700	\$32,100	\$34,500	\$36,840	\$39,240	\$520	\$557	\$669	\$772	\$862	\$951
	50	\$17,350	\$19,800	\$22,300	\$24,750	\$26,750	\$28,750	\$30,700	\$32,700	\$433	\$464	\$557	\$643	\$718	\$792
	40	\$13,880	\$15,840	\$17,840	\$19,800	\$21,400	\$23,000	\$24,560	\$26,160	\$347	\$371	\$446	\$515	\$575	\$634
	30	\$10,410	\$11,880	\$13,380	\$14,850	\$16,050	\$17,250	\$18,420	\$19,620	\$260	\$278	\$334	\$386	\$431	\$475
Yavapai	60	\$23,040	\$26,340	\$29,640	\$32,880	\$35,520	\$38,160	\$40,800	\$43,440	\$576	\$617	\$741	\$855	\$954	\$1,053
	50	\$19,200	\$21,950	\$24,700	\$27,400	\$29,600	\$31,800	\$34,000	\$36,200	\$480	\$514	\$617	\$712	\$795	\$877
	40	\$15,360	\$17,560	\$19,760	\$21,920	\$23,680	\$25,440	\$27,200	\$28,960	\$384	\$411	\$494	\$570	\$636	\$702
	30	\$11,520	\$13,170	\$14,820	\$16,440	\$17,760	\$19,080	\$20,400	\$21,720	\$288	\$308	\$370	\$427	\$477	\$526
	20	\$7,680	\$8,780	\$9,880	\$10,960	\$11,840	\$12,720	\$13,600	\$14,480	\$192	\$205	\$247	\$285	\$318	\$351

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## The Arizona Department of Housing 2013 Information Bulletin

**REGARDING PROGRAMS: Rental Development**

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

**INFORMATION BULLETIN No. 32-13**

**ISSUED: December 24, 2013**

**RE: 2014 Qualified Allocation Plan & Forms**

The Arizona Department of Housing has posted the following documents at the following link on its website:  
<http://www.azhousing.gov/ShowPage.aspx?ID=451&CID=16>

- 2014 Qualified Allocation Plan approved by Governor Brewer
- 2014 Design Standards
- 2014 Market Study Guide
- 2014 Forms and Exhibits

These documents may be made available in alternative form upon request by contact ADOH at the telephone number below. Changes were made to the QAP after consideration of comments made at the Public Hearing and receipt of additional comments to the QAP. Some of the more substantive changes include:

- Tab 14 has been revised to require the Energy Consumption Model for utility allowances.
- Tab 17 now includes an option to use a Certified RESNET Home Energy Rater to perform the required energy inspections in lieu of the Governor's Office of Energy Policy (GOEP). The GOEP will still need to review and approve the reports.
- Tab 24 no longer requires that Local Government loans, HOME contributions or CDBG contributions include a forgiveness provision.

ADOH will also be providing "Clarifications to the 2014 QAP" in a Q&A log format at the same link. This document will be updated continually, and is provided as a service to ensure that updated information, clarifications and interpretations are available to the development community and general public. Applicants are responsible for checking the site for updates to this document, which are incorporated in the QAP by reference at Section 1.1(C) on page 16 of the QAP.

A reminder that one of the application eligibility requirements that must be met is attendance at the 2014 LIHTC Application Workshop being held on January 9 at the Phoenix Airport Marriott. Deadline for registration is January 3, 2014 and can be made through the Department website at this [link](#).

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